

**NOTICE AND AGENDA  
TOWN COUNCIL  
Town Council - Regular Meeting**

Public notice is given that the Town Council of the Town of Apple Valley, Washington County, Utah will hold a **Town Council - Regular Meeting** on **Wednesday, March 06, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at **6:00 PM** or shortly thereafter. In accordance with state statute, one or more council members may be connected via speakerphone. This meeting will be available for live stream at [www.youtube.com](http://www.youtube.com). Search: Town of Apple Valley Utah.

The Agenda for discussion and action is as follows:

**CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL**

1. Mayor's Town Update

**PUBLIC COMMENTS**

**DISCUSSION AND ACTION**

- [2.](#) Ensign Engineering Billing-Ben Billingsley
- [3.](#) Seats Available for Election or Appointment.  
Mayoral office 2 year seat; 2 Town Council Positions 4 year seats; Number of seats to be available for appointment to the planning commission are 4; Number of seats to be available for appointment to the Big Plains Water and Sewer SSD are 3 (one of which is filled from the Town Council).
- [4.](#) Zions Tiny Getaway Developer Agreement
- [5.](#) Review of Natural Gas in Apple Valley Proposal by Hildale and Colorado City Utility Department.

**CONSIDER APPROVAL ON REPORTS, RECOMMENDATIONS, APPOINTMENTS, AND ANNOUNCEMENTS**

- [6.](#) Minutes for 1.16.2019  
Minutes for 1.16.2019 (Water)  
Minutes for 2.6.2019  
Minutes for 2.20.2019  
Minutes for 2.20.2019 (Water)
- [7.](#) Consent Calendar for January 1st, 2019-January 31st, 2019

**REQUEST FOR A CLOSED SESSION**

**ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS. MEETINGS  
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should notify Michelle Kinney at 435-877-1190.

**Backup material for agenda item:**

Ensign Engineering Billing-Ben Billingsley

## Summary of Ensign billing to Apple Valley as of 1/22/2019

---

### *Invoices that should have been passed thru to Developers*

<i>Invoice #</i>	<i>Invoice Date</i>	<i>Description</i>	<i>Amount</i>
57633	10/21/2016	Mills Subdivision Plat Review	\$ 3,472.50
57751	10/27/2016	Mills Subdivision Plat Review	\$ 873.75
61920	7/31/2017	Cedar Point Phase IV	\$ 960.00
62304	8/30/2017	Cedar Point Phase IV	\$ 3,040.00
63318	10/30/2017	Cedar Point Phase IV	\$ 751.25
		Jepson Canyon Resort Phase I Prelim Plat	\$ 1,500.00
		Mills Subdivision Plat Review	\$ 2,280.00
65702	3/29/2018	Mills Subdivision Plat Review	\$ 1,440.00
67637	7/31/2018	Cedar Point Phase IV	\$ 2,880.00
			\$ 17,197.50

### *Invoices forgiven in 7/27/18 letter*

<i>Invoice #</i>	<i>Invoice Date</i>	<i>Description</i>	<i>Amount</i>
62303	8/30/2017	Original Services	\$ 214.50
		Road Stabilization at washes	\$ 9,950.00
		Zoning Map	\$ 2,650.00
63317	10/30/2017	Original Services	\$ 6,652.45
		Contruction Engineering Services	\$ 850.00
			\$ 20,316.95

### *2018 Invoices for zoning map - These are all outstanding in Pelorus*

<i>Invoice #</i>	<i>Invoice Date</i>	<i>Description</i>	<i>Amount</i>
66274	4/30/2018	Zoning Map	\$ 1,969.50
65275	3/6/2018	Zoning Map	\$ 3,056.00
65704	3/29/2018	Zoning Map	\$ 1,944.00
		Gateway construction engineering services	\$ 629.50
66757	5/31/2018	Zoning Map	\$ 5,487.50
			\$ 13,086.50

*Looks like original arrangement for zoning map was \$10k, did we agree to change order?*

Total Billing	\$ 50,600.95
---------------	--------------

**Backup material for agenda item:**

Seats Available for Election or Appointment.

Mayoral office 2 year seat. 2 Town Council Positions 4 year seats. Number of seats to be available for appointment to the planning commission are 4. Number of seats to be available for appointment to the Big Plains Water and Sewer SSD are 3 (one of which is filled from the Town Council).

# **TOWN OF APPLE VALLEY 2019** **NOTICE OF MUNICIPAL ELECTION**

In accordance with UCA 10-3-301, notice is hereby given that the following positions are to be voted upon in the Town of Apple Valley 2019 Municipal Election:

- **Mayor (2-year term)**
- **Councilmember (4-year term)**
- **Councilmember (4-year term)**

Candidate filing period begins June 1, 2019 and ends at 5:00 p.m. on June 7, 2019, excluding Saturday and Sunday (UCA 10-3-301). Declaration of Candidacy (UCA-20A-9-203) must be filed in person at the Town of Apple Valley Office located at 1777 N. Meadowlark Dr., Apple Valley, Utah.

Primary election to be held August 13, 2019 (if necessary)

General election to be held November 5, 2019

CERTIFICATE OF POSTING I, as duly appointed Recorder for the Town of Apple Valley, hereby certify that copies of the notice of hearing were posted at the Town Hall, and the Utah Public Meeting Notice website, and the Town website [www.applevalleyut.gov](http://www.applevalleyut.gov).

Dated this 14<sup>th</sup> day of February, 2019  
Michelle Kinney, Recorder  
Town of Apple Valley

**Backup material for agenda item:**

Zions Tiny Getaway Developer Agreement

When recorded, please mail to:  
Ruesch & Reeve, PLLC  
86 N 3400 W Bldg C Ste 101  
Hurricane UT 84737  
Tax I.D. Nos. AV-CDPT-3-12; AV-CDPT-3-13; AV-CDPT-3-14; AV-CDPT-3-15

## **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into as of this 28th day of February 2019, by and between 1st United Investments, Inc., a Utah corporation (hereinafter referred to as "Developer"), and the Town of Apple Valley, Utah, a municipal corporation and political subdivision of the State of Utah, whose address is 1777 North Meadowlark Drive Apple Valley, UT 84737 (hereinafter referred to as "Town"). Throughout this Agreement, both the Town and Developer shall collectively be referred to as "Parties" and individually as "Party".

### RECITALS

- A. Developer owns or controls certain real property located in Washington County, Utah which is more fully described in Exhibit "A" attached hereto and incorporated herein (the "Property").
- B. The Property is located within the municipal boundaries of the Town.
- C. It is the desire and intention of Developer to construct, maintain and lease Tiny Home Pads and Tiny Homes, as those terms are defined below, and as set forth in the Plan, which is also defined below.
- D. It is the desire and intention of Town to allow Developer to construct, maintain and lease Tiny Home Pads and Tiny Homes, as set forth in the Plan.
- E. On September 28, 2017, the Town Planning Commission held a public hearing and afterward voted to approve the Plan.
- F. The Town Council reviewed the Planning Commission's approval and on October 5, 2017 voted to approve the Plan pursuant to specified conditions, which conditions have been met.
- G. The Town believes that approval of the Plan will meet the requirements of the Town's General Plan.
- H. Each of the Parties are willing to enter into this Agreement in order to implement the purposes and conditions of the approval of the Plan and to more fully set forth the covenants and commitments of each Party, while giving effect to applicable state law and the Town's Land Management Code ("LMC").

I. Acting pursuant to its authority under Utah Code Annotated, §§ 10-9a-101, *et seq.*, and after all required public notice and hearings, the Town, in its exercise of its legislative discretion has determined that entering into this Agreement furthers the purposes of: (i) the Utah Municipal Land Use, Development, and Management Act (“LUDMA”); (ii) the Town’s General Plan; and (iii) the Town’s LMC. As a result of such determination, the Town has concluded that the terms and conditions set forth herein serve a public purpose and promote the health, safety, prosperity, security, and general welfare of the inhabitants and taxpayers of Town.

### AGREEMENT

NOW THEREFORE, in consideration of the foregoing promises, conditions, covenants and agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The recitals set forth above are incorporated fully into this Agreement as if fully set forth herein.

2. Definitions. When used in this Agreement (including in that portion hereof under “RECITALS”) the following terms shall have the meaning indicated.

- a. Common Areas (or Common Space) shall mean that portion of Property owned by the Developer, shown on the Plan as “Common Area” or “Private Streets” and to be used by Guests for the common use and enjoyment of the Guest by virtue of the Plan.
- b. Agreement shall mean and refer to this instrument as the same may hereafter be modified, amended, supplemented, or expanded in accordance with the provisions hereof (and in particular in accordance with the provisions of Article IV) concerning amendments or supplements to this Agreement which are to occur in conjunction with the expansion of the Development.
- c. Developer shall mean and refer to 1st United Investments, Inc., a Utah corporation, its successors and assigns, or with any successor or assign to all or substantially all of its interest in the development of the Property.
- d. Development shall mean and refer to the Zions Tiny Getaway created by this Agreement as it exists at any given time.
- e. Plan shall mean and refer to the site plan approved by the Town of Apple Valley, entitled “Zions Tiny Getaway” consisting of six (6) pages, prepared and certified by Brant D. Tuttle of Northern Engineering, Inc., a registered Utah Professional Engineer.
- f. Property shall mean and refer to all of the real property which is covered by the Plan, a description of which is stated in Exhibit “A” of this Agreement.
- g. Private Streets shall mean all areas within the Plan described within the Plan as Private Roads, Streets or Roadways. All Private Streets are dedicated to the Developer and its successors and assigns, as their interests may appear, for the

common use and enjoyment of the Property. For purposes of this Agreement the term Private Streets shall also be considered Common Area as that term is defined herein.

- h. Private Utilities shall mean all utility infrastructure from the point of a common meter or point of distribution/consolidation on each individual Tiny Home Pad.
- i. Recreation Vehicle (or RV) shall mean a vehicular unit other than a mobile home, primarily designed as a dwelling for travel, recreational, or vacation use, that is pulled by another vehicle.
- j. Tiny Home shall mean a vehicular or stationary unit, designed as a dwelling for travel, recreational, or vacation use, that may be pulled by another vehicle, and is less than 400 square feet under roof, which is manufactured by Zion's Tiny Homes LLC, a Utah limited liability company, or its successors and/or assigns, as their interests may appear.
- k. Tiny Home Pad shall mean a separately numbered pad shown on the Plan, but specifically excludes the Common Areas.

### 3. Property Restrictions

#### a. Restrictions; Covenants.

- i. Each Tiny Home Pad within the Property shall contain a driveway, utility hook-ups and landscaping as designated in the Plan.
- ii. The Property shall be used only for Tiny Home purposes.
- iii. No Tiny Home will be placed within ten feet (10') of the Property lines, which are more fully set forth in the Plat of Cedar Point Phase 3, recorded April 23, 2014 as Doc # 20140012151 in the Office of the Washington County Recorder ("Plat").
- iv. No Tiny Home will be set over the drainage pipe easement, as depicted in the Plan.
- v. A Storm Water Protection Plan shall be maintained on the Property.
- vi. Access will remain open to the Property at all times.
- vii. At no time shall any Tiny Home be rented to the same person(s) or company(s) for longer than twenty-five (25) sequential calendar days.
- viii. No Tiny Home shall be erected to a height greater than fourteen feet (14').
- ix. No RV shall be permitted on the Property; only Tiny Homes are allowed on the Property.
- x. No more than forty (40) Tiny Homes shall be placed on the Property at a single time. Additionally, skirting shall be placed around the Tiny

Homes after they are placed on the Tiny Home Pad. Additionally, the wheels (tires) shall be removed from the Tiny Home after they are placed on the Tiny Home Pad.

- xi. The style of Tiny Homes shall be substantially similar to those depicted in Exhibit B.
- xii. The road in the Tiny Home project will be asphalt.

#### 4. General Provisions

- a. Duration. The covenants and restrictions of Agreement shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer and the Town, the irrespective legal representative, heirs, successors, and assigns. However, notwithstanding the foregoing time period, if at any time the Property ceases to be used for Tiny Homes, the covenants and restrictions of this Agreement shall no longer bind the land and shall not inure to the benefit of or be enforceable by the Developer, Town or other governmental entity.
- b. General Reservations. With the exception of any easement granted by Developer to the Town, Developer reserves the right to grant, convey, sell, establish, amend, release and otherwise deal with easements, reservations, exceptions, and exclusions with respect to the Property including, but not limited to, access and utility easements, road easements, pedestrian easements and drainage easements.
- c. Interpretation of the Covenants. Except for judicial construction, the Developer shall have the exclusive right to construe and interpret the provisions of this Agreement. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Developer's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefitted or bound by the covenants and provisions hereof.
- d. Recording of Agreement. No later than ten (10) days after this Agreement has been executed by Town, this Agreement shall be recorded in its entirety, at Developer's expense, in the Official Records of Washington County, Utah.
- e. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or

more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document. Facsimile signatures on any counterpart of this Agreement shall be acceptable and shall constitute conclusive evidence of execution.

- f. Notices. Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the Party for who intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the last known address of the Parties.
  
- g. Integration. This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the Parties hereto.
  
- h. Amendment; Developer's Right to Amend. Subject to Town of Apple Valley approval, Developer shall have, and is hereby vested with the right to amend this Agreement: (i) to adjust the boundaries of the Property; (ii) to more accurately express the intent of any provisions of this Agreement in the light of the existing circumstances or information; (iii) to better insure, in light of the existing circumstances or information, workability of the arrangement which is contemplated by the Restrictions; or (iv) to conform to the underwriting guidelines of major secondary market investors in order to facilitate the availability of financing.

IN WITNESS WHEREOF, this Agreement has been executed by Town and by a duly authorized representative of Developer as of the date first written above.

**TOWN:**

TOWN OF APPLE VALLEY  
a Utah municipal corporation

Attest:

By: \_\_\_\_\_  
Marty Lisonbee, Mayor

\_\_\_\_\_, Recorder

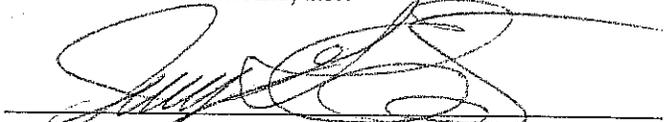
STATE OF UTAH )  
 : ss.  
COUNTY OF WASHINGTON )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally appeared before me Marty Lisonbee and \_\_\_\_\_, who duly acknowledged before me that they are respectively the Mayor and Town Recorder of the Town of Apple Valley, a Utah municipal corporation, and that they signed the foregoing Development Agreement on behalf of said city, pursuant to authority granted them by the Town of Apple Valley Town Council, and for the uses and purposes stated therein.

\_\_\_\_\_  
Notary Public

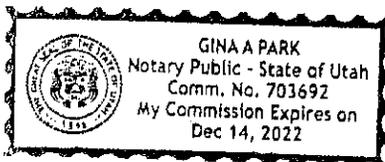
**DEVELOPER**

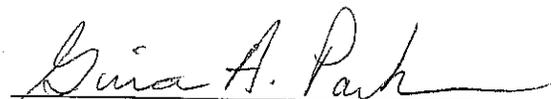
1<sup>st</sup> United Investments, Inc.

  
By: Jerry Eves  
Its: 

STATE OF UTAH )  
 : ss.  
COUNTY OF WASHINGTON )

On this 28 day of February, 2019, appeared before me Jerry Eves the President of 1<sup>st</sup> United Investments, Inc., Developer herein, who, his identity and position having been satisfactorily established to me, affirmed to me upon oath that the governing body of 1<sup>st</sup> United Investments, Inc., has authorized him to execute the foregoing document, and did duly acknowledge in my presence having executed the same for the purpose stated therein.



  
Notary Public

**EXHIBIT A**

**Legal Description**

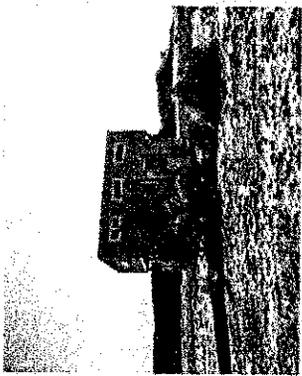
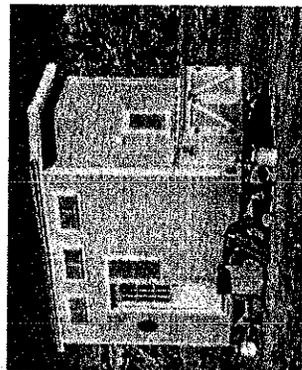
**Lots 12, 13, 14 and 15, CEDAR POINT PHASE 3, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.**

Together with all improvements and appurtenances thereunto belonging, and being subject to easements, rights of ways, restrictions, and reservations of record and those enforceable in law and equity.

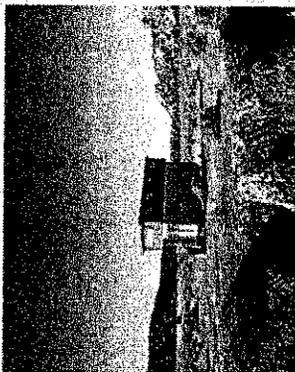
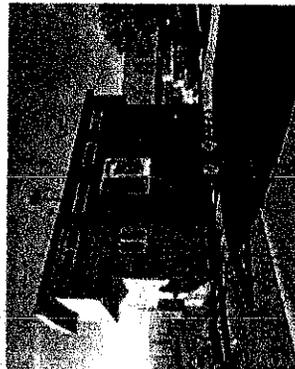
Tax I.D. Nos. AV-CDPT-3-12; AV-CDPT-3-13; AV-CDPT-3-14; AV-CDPT-3-15

EXHIBIT B

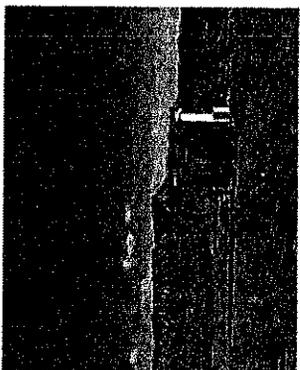
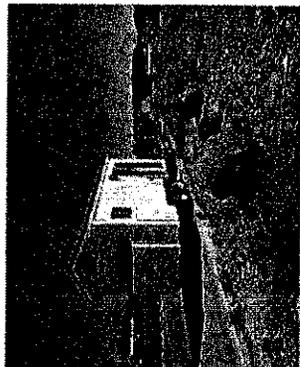
JUNE BUG



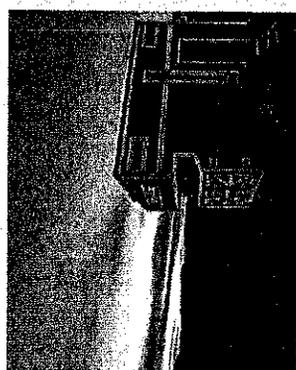
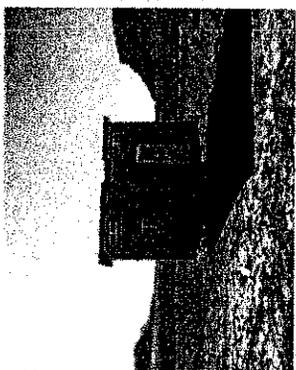
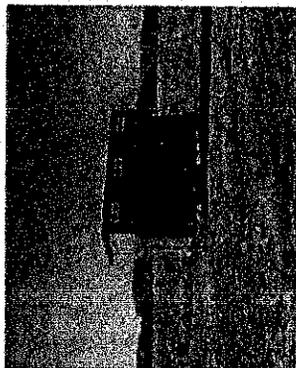
ANNIE

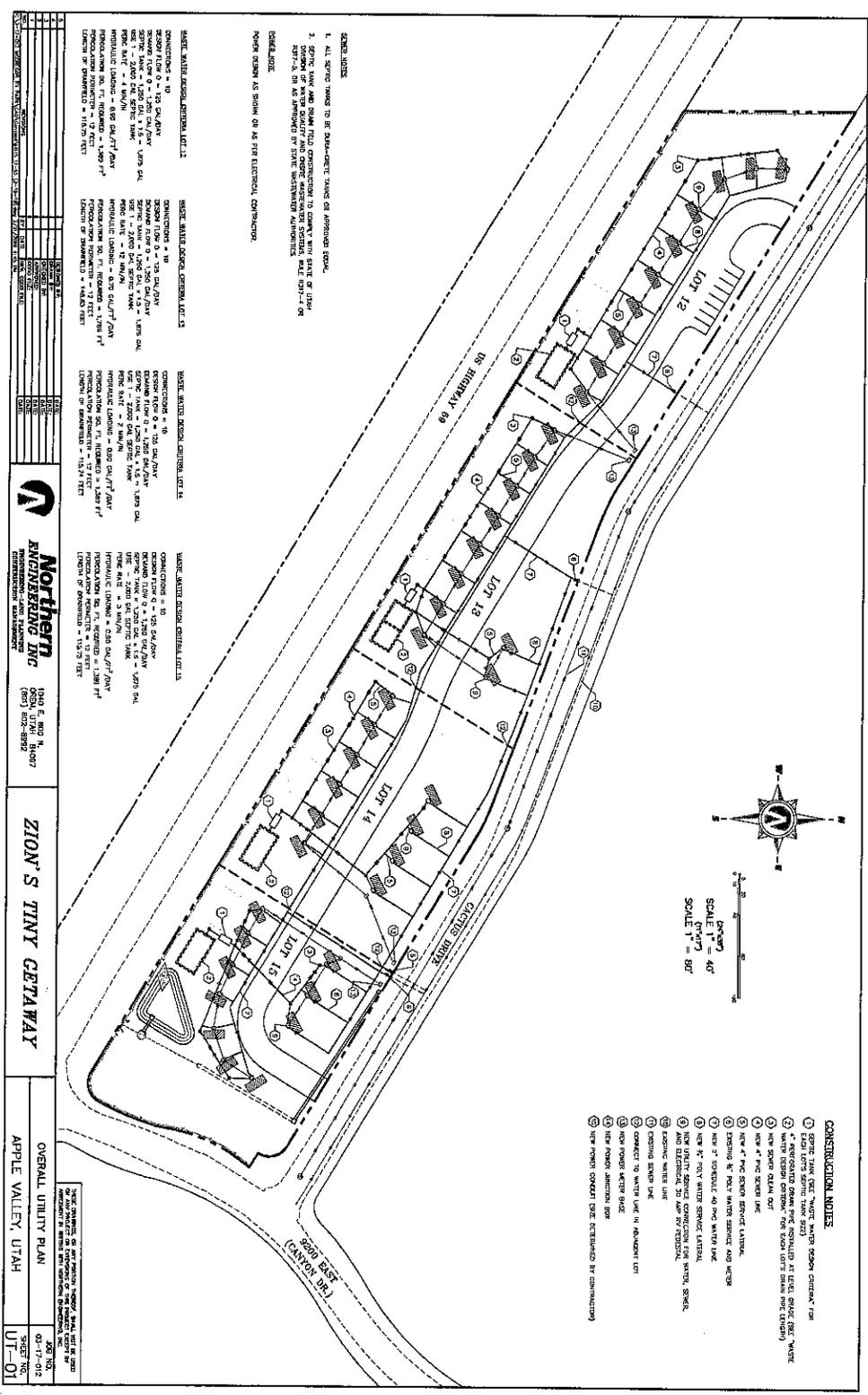


CHARITY



NATURE LOVER





NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	01-17-01	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

**Northern ENGINEERING**  
 PROFESSIONAL ENGINEERS  
 1040 E. 840 N. SUITE 200  
 (801) 302-8882

**ZION'S TINY GETAWAY**

OVERALL UTILITY PLAN  
 APPLE VALLEY, UTAH

SHEET NO. UT-01



SCALE 1" = 40'  
 SCALE 1" = 80'

- CONSTRUCTION NOTES**
1. SEE PLAN FOR WATER SERVICE CONNECTION FOR LOT 12
  2. SEE PLAN FOR WATER SERVICE CONNECTION FOR LOT 13
  3. SEE PLAN FOR WATER SERVICE CONNECTION FOR LOT 14
  4. SEE PLAN FOR WATER SERVICE CONNECTION FOR LOT 15
  5. SEE PLAN FOR WATER SERVICE CONNECTION FOR LOT 16
  6. SEE PLAN FOR SEWER SERVICE CONNECTION FOR LOT 12
  7. SEE PLAN FOR SEWER SERVICE CONNECTION FOR LOT 13
  8. SEE PLAN FOR SEWER SERVICE CONNECTION FOR LOT 14
  9. SEE PLAN FOR SEWER SERVICE CONNECTION FOR LOT 15
  10. SEE PLAN FOR SEWER SERVICE CONNECTION FOR LOT 16
  11. SEE PLAN FOR GAS SERVICE CONNECTION FOR LOT 12
  12. SEE PLAN FOR GAS SERVICE CONNECTION FOR LOT 13
  13. SEE PLAN FOR GAS SERVICE CONNECTION FOR LOT 14
  14. SEE PLAN FOR GAS SERVICE CONNECTION FOR LOT 15
  15. SEE PLAN FOR GAS SERVICE CONNECTION FOR LOT 16
  16. SEE PLAN FOR ELECTRIC SERVICE CONNECTION FOR LOT 12
  17. SEE PLAN FOR ELECTRIC SERVICE CONNECTION FOR LOT 13
  18. SEE PLAN FOR ELECTRIC SERVICE CONNECTION FOR LOT 14
  19. SEE PLAN FOR ELECTRIC SERVICE CONNECTION FOR LOT 15
  20. SEE PLAN FOR ELECTRIC SERVICE CONNECTION FOR LOT 16

Minutes of the regular meeting of the Town Council of the Town of Apple Valley, Washington County, Utah that was held on the 5<sup>th</sup> day of October, 2017 at the Town Office Building, 1777 N. Meadowlark Dr. Apple Valley, Utah.

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Mayor Moser.
3. Roll Call: Trevor Black, Robert Campbell, Judith Davis, and Mayor Moser were present. Ron Brown participated by telephone. Legal counsel was excused. Rod Mills of Ensign Engineering was present. Dale Harris was excused. Jack Davis was present. Town Clerk, Nathan Bronemann, was present, taking minutes.

4. Declarations of conflict of interests.  
None stated.

5. Public Comments

Louie Ford asked if the Town had a dump truck.

Mayor Moser said the Town had a dump truck but it was in the yard waiting to be fixed.

Louie Ford asked why it hadn't been fixed.

Mayor Moser said that had been assigned to Robert Campbell.

Robert Campbell said he had recommended that it be returned to the previous owner and that they buy a new one.

Louie Ford asked how much the culverts cost the town.

Mayor Moser said they cost \$153.60 each.

Louie Ford said his culverts had not seen any rain and he was paying \$10 per month for storm drainage.

Mayor Moser said that fee was for projects.

Louie Ford asked if item #6 was necessary.

Mayor Moser said it was.

Gary Wellin asked about the weight limit on the bridge.

Mayor Moser said the weight limit is for the double chip and seal and not the bridge. He said it was to not have the road torn up.

Jay Kleinfeldt expressed his opinion that some of the agenda items tonight concern C-2 property. He said there were a lot of types of businesses that were inappropriate for certain areas. He said the Planning Commission's responsibility should be to determine if a project is appropriate for an area. He said they should have seen detailed plans prior to forwarding them. He said the Town Council should also have all of the appropriate details before a decision is made.

Charlie Greco said he had a few friends who do not come to the meeting who had asked about the income survey they had received in the mail.

Mayor Moser said anyone with questions could call the number on the survey or call the Town office. He said the income survey would be used to calculate the median household income. He said that number was currently calculated at \$62,000 per year, which was not likely accurate. He said the survey information would help to determine what funding would be made available to the Town and District. He said all the information was anonymous.

Rod Mills added that everyone should respond to the survey honestly. He said they had already done this survey and they had a 70% response. He said that these numbers would put the Town in a position to refinance funding packages and to be eligible for more grant funding.

Louie Ford encouraged everyone to fill it out and to throw it in the trash.

Jay Kleinfeldt said it seemed that it may be detrimental for anyone to fill it out that made over \$60,000 per year.

Rod Mills encouraged everyone to fill it out honestly.

Marie McGowan said someone with a \$60,000 income could be balanced with her income of \$14,000.

Motion made by Judith Davis to close public comment. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

6. Discussion and action on scheduling Meet the Candidates/Debate nights prior to the election

Mayor Moser said most other municipalities were holding meet the candidates night and debates.

Robert Campbell said he didn't feel that this should be discussed in a public meeting and made the motion to have these items removed. He said it was campaigning.

Judith Davis reminded Mr. Campbell about open and public meetings and stated her objection about removing this from the agenda. She said the people deserve to see and know who they are voting for.

Nathan Bronemann said that as the election official, this was not in anyway inappropriate or illegal. He said this would not be considered campaigning.

Ron Brown seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-no, Mayor Moser-no. The motion passed 3/2.

7. Discussion and action on Gateway Project progress

Rod Mills said he had followed up with the contractor as advised by the Town Council. He said he had discussed the items with the contractor on site. He said they had received the letter and had committed to responding to all items.

8. Reports from Town Council members on assignments

Mayor Moser said there had been some West Nile cases in Utah but none in Washington County.

9. Report and recommendation from the Planning Commission, (including discussion and action)  
a. Recommendation on Zone Change of AV-1343-A-3 (OST to RE-40,000) – Cory Gubler

Jack Davis said the Planning Commission recommended approval.

Motion made by Judith Davis to approve the zone change. Robert Campbell seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

b. Recommendation on lot split of AV-1337- A-1-A-1-A – Little Creek Land Co.

Jack Davis said the Planning Commission recommended approval.

Motion made by Judith Davis to approve the lot split. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-abstain, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

c. Recommendation on zone change of proposed new parcel split from AV-1337-A-1-A-1-A along Highway 59 from Open Space Transitional (OST) to Commercial 2 (C-2) – Little Creek Land Co.

Jack Davis said the Planning Commission recommended approval.

Robert Campbell asked if there had been any State approval on the access from the highway.

Mayor Moser said that didn't affect this item.

Motion made by Judith Davis to approve the zone change on the new 23 acre lot. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-abstain, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

d. Recommendation on Site Plan for Village of Many Nations – Little Creek Land Co.

Jack Davis said the Planning Commission recommended approval with conditions.

Rod Mills said they had been told there would be seven full time employees. He said people could spend the night in teepees. He said this would be similar to the facility that was in Kanab. He said there were concerns about night sky and traffic concerns coming off of the highway. He said they would need to see approval from UDOT prior to construction approval. He said they had discussed berms with walls similar to what is around Entrada. Mr. Mills suggested approval with the conditions that engineering is satisfied with all details prior to commencement.

Trevor Black asked if there could be a stipulation that the UDOT approval be completed prior to any other construction.

Rod Mills said they could do that.

Motion made by Judith Davis to approve the site plan pending the conditions are met and engineering approve of the final plans. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

- e. Continuation: Recommendation on lot split of AV-1378-D, owned by Kenstal, LLC

Mayor Moser said engineering was still reviewing the plans.

Rod Mills said they needed to provide appropriate public access to the proposed lots.

Mayor Moser said they would have to continue this item until next meeting.

- f. Continuation: Recommendation on site plan review for Zion's Tiny Getaway Project on parcels AV-CDPT-3-12, 13, 14, 15 – Brant D. Tuttle

Rod Mills said the applicant had made considerable progress, but he was not ready to make a recommendation tonight. He said he would like to keep the exit a right turn only exit. He said they had moved the entrance further south as far as possible as was requested to keep traffic out of the residential area. He said the initial application involved RVs and the applicant had since decided to put permanent cabins on site due to the feedback received. He said there would still be some discussion with UDOT.

Brant Tuttle asked if there was the possibility of an approval pending conditions.

Trevor Black asked how Mr. Mills and the Planning Commission felt about this option.

Rod Mills said he was comfortable with that option as long as the conditions were clear.

Mayor Moser said they had met all requirements of the site plan.

Jack Davis said he was comfortable with this.

Judith Davis suggested that paving be fixed and they needed to verify the 10% open space.

Ron Brown asked about septic approval.

Rod Mills said that would be part of the approval of the building permit.

Motion made by Judith Davis to issue conditional approval on the site plan pending engineering approval on access, paving, 10% open space, and UDOT approval. Mayor Moser seconded the motion. Vote: Trevor Black-yes, Robert Campbell-no, Ron Brown-no, Judith Davis-yes, Mayor Moser-yes. The motion passed 3/2.

- 10. Report and recommendation from the Big Plains Water and Sewer SSD

Nothing to report.

- 11. Report and recommendation from the Community Events Committee

Marie McGowan said Founders Day was cold. She said they served about 80 meals. She said there would be a Halloween potluck social on the 31<sup>st</sup>. She said the Miss Apple Valley Pageant director had resigned.

12. Report and recommendation from the Public Works Department

Nothing to report.

13. Consent Calendar - Income and Expenses - Town Treasurer

Motion made by Judith Davis to approve the consent calendar. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-abstain, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

14. Consider approval of minutes:

a. September 21, 2017 Work Meeting Minutes

Motion made by Ron Brown to approve the September 21, 2017 work meeting minutes. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-abstain, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 4/0 with one abstention.

b. September 21, 2017 Regular Meeting Minutes

Motion made by Ron Brown to approve the September 21, 2017 regular meeting minutes. Trevor Black seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

15. Announcements

Mayor Moser said the burn season was open, but the permits were limited to one week at a time.

16. Request for a closed session

None requested.

17. Adjournment

Motion made by Trevor Black to adjourn the meeting. Robert Campbell seconded the motion. Vote: Trevor Black-yes, Robert Campbell-yes, Ron Brown-yes, Judith Davis-yes, Mayor Moser-yes. The motion passed 5/0.

Meeting adjourned at 6:46 PM.

Date approved: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Richard Moser



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

**Total Site Area 4.43 ac**

Post-Development Surfaces	Area (sq ft)	C	C*A
Asphalt Pavement	27,546	0.90	24791
Gravel Parking	42,300	0.70	29610
Native Desert Landscape	123,221	0.18	22180
<b>Totals</b>	<b>193,067</b>		<b>76581</b>

Weighted Average "C" = **0.40**

**25yr Storm Event Storage Required**

Duration (min)	Depth (in)	Intensity (in/hr)	Area (sq ft)	C	Runoff Q (cfs)	Acc Volume (cf)	Release R (cfs)	R Volume (cf)	Storage Req. (cf)
5	0.410	4.92	193067	0.40	8.72	2617	0.89	266	2351
10	0.624	3.74	193067	0.40	6.64	3982	0.89	532	3451
15	0.773	3.09	193067	0.40	5.48	4933	0.89	797	4136
30	1.040	2.08	193067	0.40	3.69	6637	0.89	1595	5042
60	1.290	1.29	193067	0.40	2.29	8232	0.89	3190	5043
120	1.430	0.72	193067	0.40	1.27	9126	0.89	6379	2747
180	1.490	0.50	193067	0.40	0.88	9509	0.89	9569	0
360	1.770	0.30	193067	0.40	0.52	11296	0.89	19138	0
720	2.120	0.18	193067	0.40	0.31	13529	0.89	38275	0
1440	2.500	0.10	193067	0.40	0.18	15954	0.89	76550	0

\*RAINFALL INTENSITIES OBTAINED FROM NOAA ATLAS 14

Release Rate (cfs)	Discharge Coefficient	Depth (ft)	Area (ft^2)	Orifice Dia (ft)	Orifice Dia (in)
0.89	0.6	2.0	0.130	0.407	4.88

$$A = \frac{Q}{C_d \cdot \sqrt{2 \cdot g \cdot H}} \quad D = \sqrt{A \cdot \frac{4}{\pi}}$$

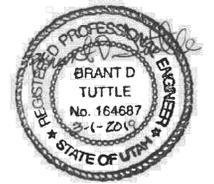
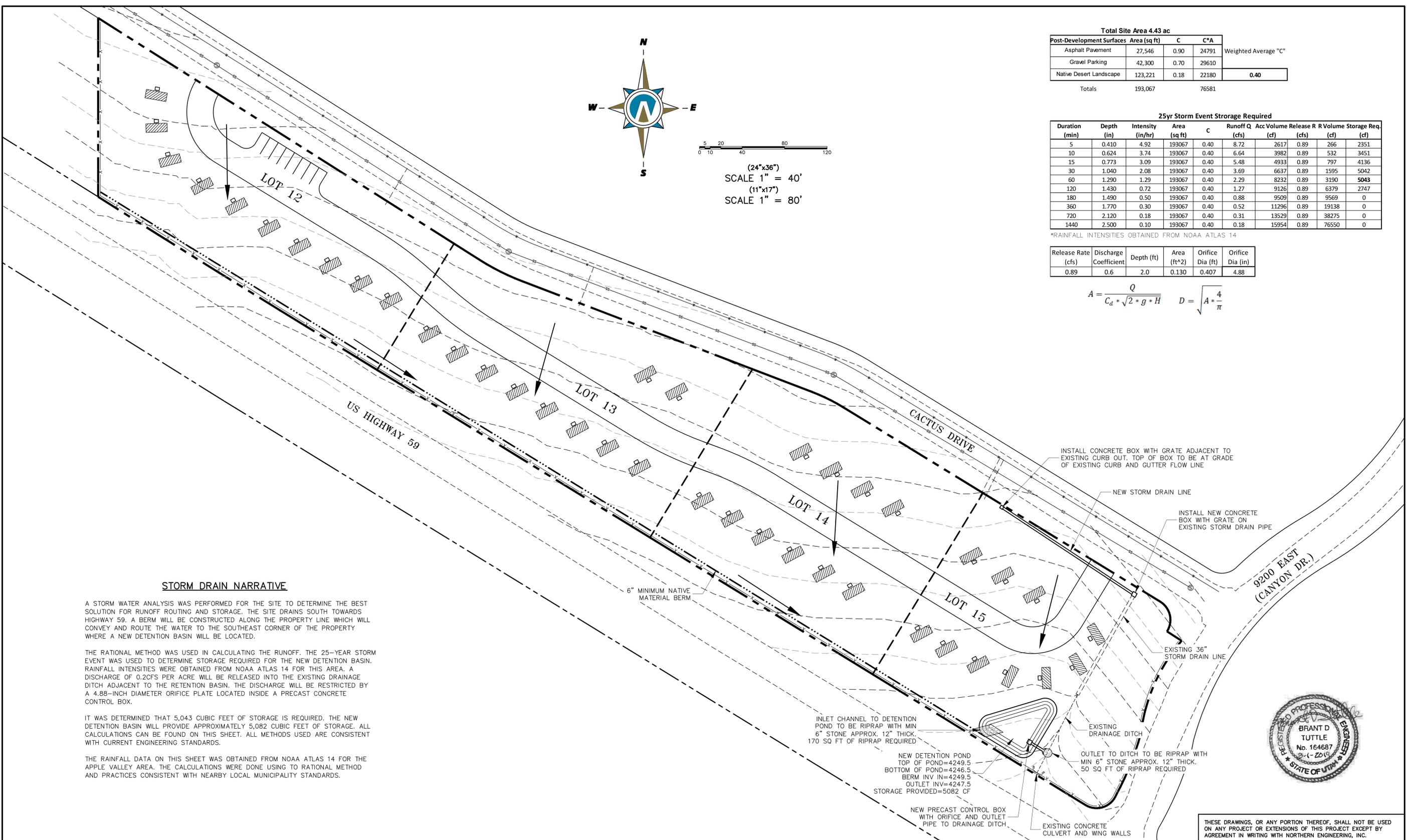
**STORM DRAIN NARRATIVE**

A STORM WATER ANALYSIS WAS PERFORMED FOR THE SITE TO DETERMINE THE BEST SOLUTION FOR RUNOFF ROUTING AND STORAGE. THE SITE DRAINS SOUTH TOWARDS HIGHWAY 59. A BERM WILL BE CONSTRUCTED ALONG THE PROPERTY LINE WHICH WILL CONVEY AND ROUTE THE WATER TO THE SOUTHEAST CORNER OF THE PROPERTY WHERE A NEW DETENTION BASIN WILL BE LOCATED.

THE RATIONAL METHOD WAS USED IN CALCULATING THE RUNOFF. THE 25-YEAR STORM EVENT WAS USED TO DETERMINE STORAGE REQUIRED FOR THE NEW DETENTION BASIN. RAINFALL INTENSITIES WERE OBTAINED FROM NOAA ATLAS 14 FOR THIS AREA. A DISCHARGE OF 0.2CFS PER ACRE WILL BE RELEASED INTO THE EXISTING DRAINAGE DITCH ADJACENT TO THE RETENTION BASIN. THE DISCHARGE WILL BE RESTRICTED BY A 4.88-INCH DIAMETER ORIFICE PLATE LOCATED INSIDE A PRECAST CONCRETE CONTROL BOX.

IT WAS DETERMINED THAT 5,043 CUBIC FEET OF STORAGE IS REQUIRED. THE NEW DETENTION BASIN WILL PROVIDE APPROXIMATELY 5,082 CUBIC FEET OF STORAGE. ALL CALCULATIONS CAN BE FOUND ON THIS SHEET. ALL METHODS USED ARE CONSISTENT WITH CURRENT ENGINEERING STANDARDS.

THE RAINFALL DATA ON THIS SHEET WAS OBTAINED FROM NOAA ATLAS 14 FOR THE APPLE VALLEY AREA. THE CALCULATIONS WERE DONE USING TO RATIONAL METHOD AND PRACTICES CONSISTENT WITH NEARBY LOCAL MUNICIPALITY STANDARDS.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	DESIGNED BY:	DATE:
5					
4					
3					
2					
1					

**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**ZION'S TINY GETAWAY**

GRADING AND DRAINAGE PLAN	JOB NO. 03-17-012
APPLE VALLEY, UTAH	SHEET NO. GR-01

K:\3-17-012 MCGREGOR BY PARK\CAD\Concept\LOTS 12-15 (2-19-19).dwg 3/1/2019 9:47 AM

**STORM WATER POLLUTION PREVENTION NARRATIVE**

THIS SHEET DEMONSTRATES THE ACTIONS THAT WILL BE TAKEN TO PREVENT STORM WATER POLLUTION ON THE PROJECT SITE. THE BMPs FOUND IN THE LEGEND INCLUDE A DRAINAGE BERM, SILT FENCE, INLET PROTECTION, TRACTION CONTROLS, MATERIAL STORAGE LOCATION, SOLID WASTE LOCATION, AND A HUMAN WASTE LOCATION.

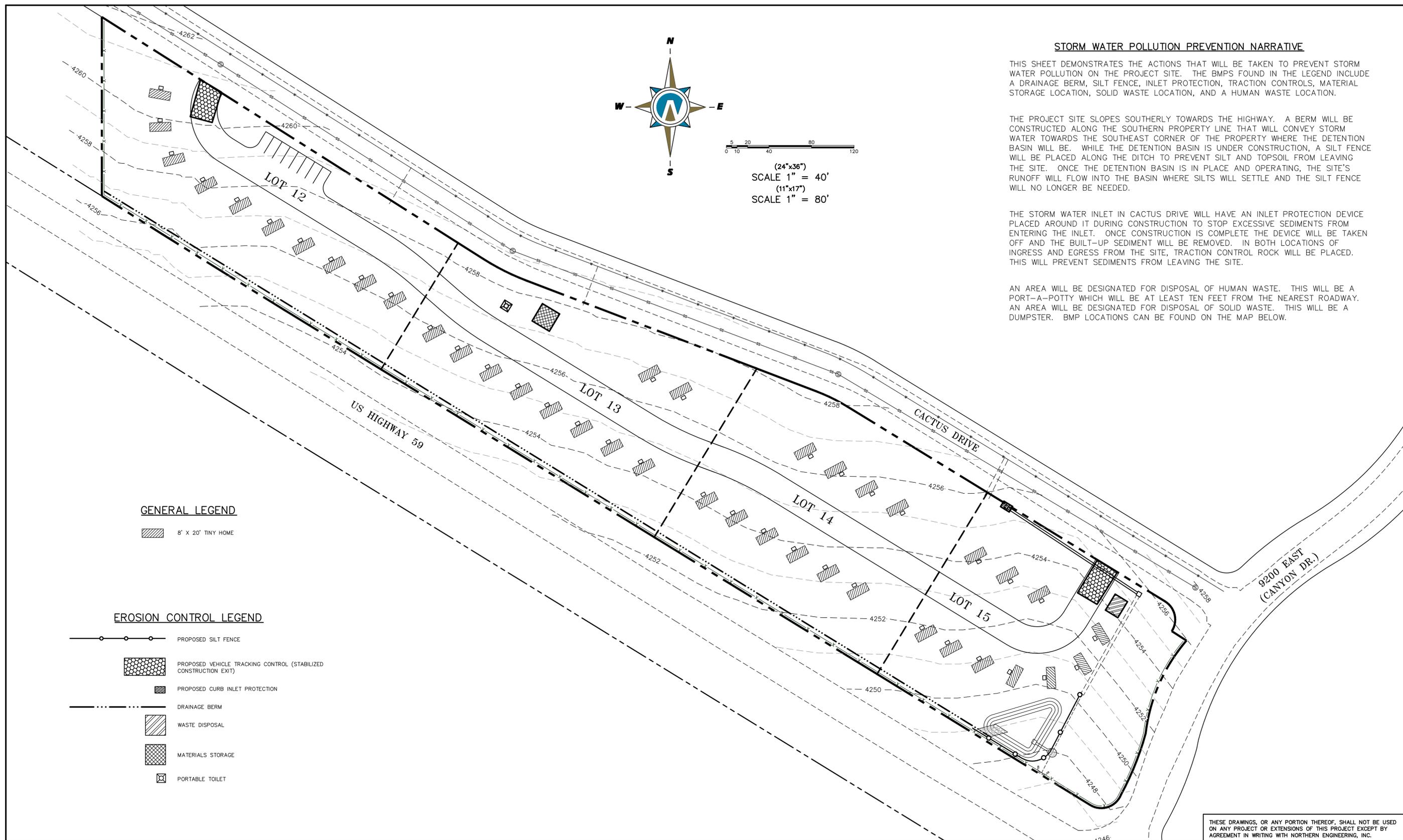
THE PROJECT SITE SLOPES SOUTHERLY TOWARDS THE HIGHWAY. A BERM WILL BE CONSTRUCTED ALONG THE SOUTHERN PROPERTY LINE THAT WILL CONVEY STORM WATER TOWARDS THE SOUTHEAST CORNER OF THE PROPERTY WHERE THE DETENTION BASIN WILL BE. WHILE THE DETENTION BASIN IS UNDER CONSTRUCTION, A SILT FENCE WILL BE PLACED ALONG THE DITCH TO PREVENT SILT AND TOPSOIL FROM LEAVING THE SITE. ONCE THE DETENTION BASIN IS IN PLACE AND OPERATING, THE SITE'S RUNOFF WILL FLOW INTO THE BASIN WHERE SILTS WILL SETTLE AND THE SILT FENCE WILL NO LONGER BE NEEDED.

THE STORM WATER INLET IN CACTUS DRIVE WILL HAVE AN INLET PROTECTION DEVICE PLACED AROUND IT DURING CONSTRUCTION TO STOP EXCESSIVE SEDIMENTS FROM ENTERING THE INLET. ONCE CONSTRUCTION IS COMPLETE THE DEVICE WILL BE TAKEN OFF AND THE BUILT-UP SEDIMENT WILL BE REMOVED. IN BOTH LOCATIONS OF INGRESS AND EGRESS FROM THE SITE, TRACTION CONTROL ROCK WILL BE PLACED. THIS WILL PREVENT SEDIMENTS FROM LEAVING THE SITE.

AN AREA WILL BE DESIGNATED FOR DISPOSAL OF HUMAN WASTE. THIS WILL BE A PORT-A-POTTY WHICH WILL BE AT LEAST TEN FEET FROM THE NEAREST ROADWAY. AN AREA WILL BE DESIGNATED FOR DISPOSAL OF SOLID WASTE. THIS WILL BE A DUMPSTER. BMP LOCATIONS CAN BE FOUND ON THE MAP BELOW.



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'



**GENERAL LEGEND**

8' X 20' TINY HOME

**EROSION CONTROL LEGEND**

- PROPOSED SILT FENCE
- PROPOSED VEHICLE TRACKING CONTROL (STABILIZED CONSTRUCTION EXIT)
- PROPOSED CURB INLET PROTECTION
- DRAINAGE BERM
- WASTE DISPOSAL
- MATERIALS STORAGE
- PORTABLE TOILET

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED BY:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:



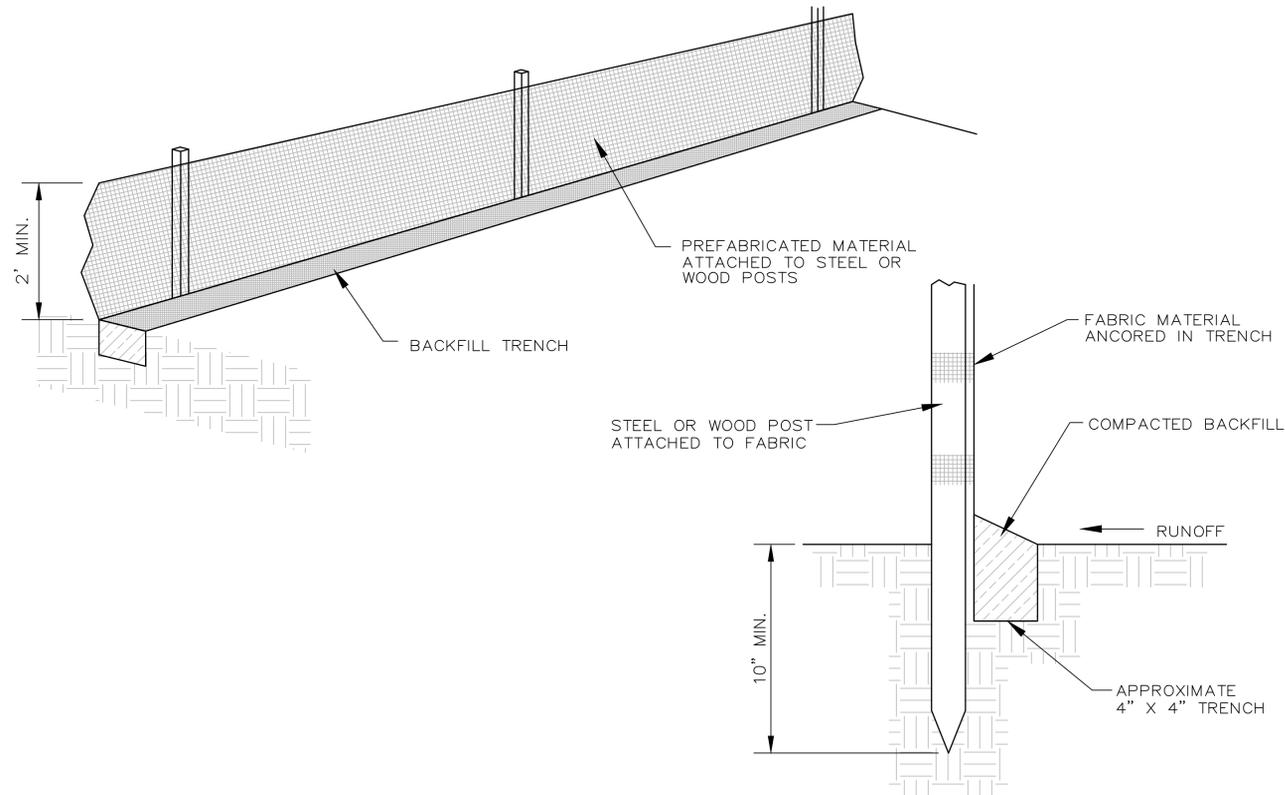
**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**ZION'S TINY GETAWAY**

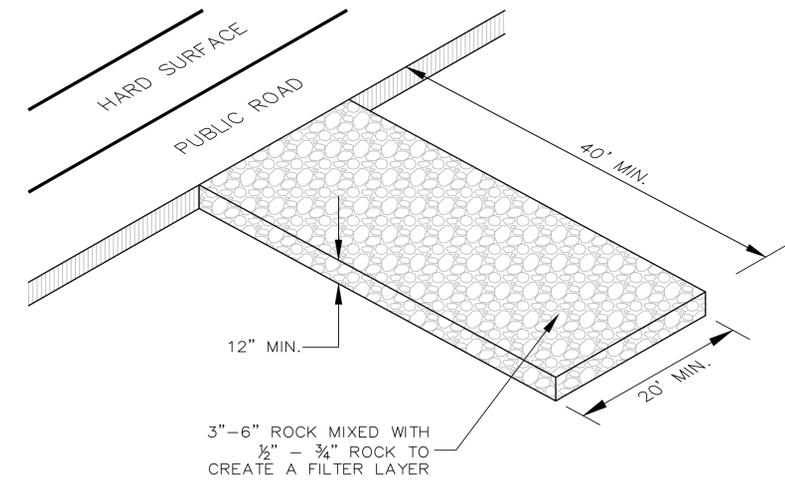
EROSION CONTROL PLAN	JOB NO. 03-17-012
APPLE VALLEY, UTAH	SHEET NO. EP-01

K:\3-17-012 MCGREGOR BY PARK\CAD\Concept\LOTS 12-15 (2-19-19).dwg 2/21/2019 4:45 PM



**SILT FENCE DETAIL**

-NTS-

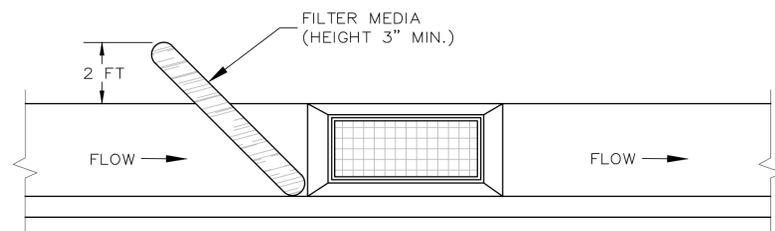


**VEHICLE TRACKING DETAIL**

-NTS-

**GENERAL NOTES**

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
4. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.



**INLET PROTECTION DETAIL**

-NTS-

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:



**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**ZION'S TINY GETAWAY**

EROSION CONTROL DETAILS

JOB NO.  
03-17-012

APPLE VALLEY, UTAH

SHEET NO.  
ED-02

**Backup material for agenda item:**

Review of Natural Gas in Apple Valley Proposal by Hildale and Colorado City Utility Department.



**HCC UTILITY DEPARTMENT**  
MAKING CONNECTIONS

**Apple Valley Natural Gas Proposal**

Hildale-Colorado City Utility Department  
320 East Newel Avenue, Hildale UT 84784

February 11, 2019

To the Town of Apple Valley,

Our community is undergoing incredible changes that are expected to continue for many years. One of those changes is our community's willingness to be good neighbors, and to start to collaborate on solutions that will help us all. A large part of that is offering services and resources that we have to one another when it clearly benefits both communities. One of the unused resources has been the natural gas pipeline Hildale City installed that runs from Hurricane to Short Creek. The pipeline currently provides natural gas service to many of Hildale's residents.

Underground piped natural gas is cleaner, safer, and more cost effective and more energy efficient than regular tanked propane. Natural gas also provides more consistent service to residential and commercial customers. Our transit pipeline maintains a standard operating pressure of 375 PSI and has the capacity to fully supply the municipality of Apple Valley. The Hildale-Colorado City Utility Department (HCCUD) would like to formally propose that Apple Valley develop distribution gas lines and receive commodity delivery, payment processing, and system maintenance services from HCCUD.

I believe that natural gas service will increase the value of your homes, and enhance the quality of life in your community, as it has ours. I see a bright future of many more collaborative opportunities for our communities, so let this be our first step!

Harrison Johnson  
Director, Hildale-Colorado City Utility Department

## Proposed Structure

---

The Town of Apple Valley should establish a gas department through a vote of its council members and establish a superintendent role for the new department. Apple Valley and the city of Hildale will sign an Intergovernmental Agreement (IGA) which will provide the basis on which Natural Gas is supplied to Apple Valley. The IGA will stipulate the following:

- Rate Authority
- Construction and Expansion of the Distribution System
- Maintenance and Operation of the Distribution System
- Billing and Collections

## Rate Authority

---

The Rate Authority will be vested in the IGA, however all rates should apply across the Natural Gas System (both Hildale and Apple Valley). The Town of Apple Valley will have the unilateral authority to add applicable and legal fees to Apple Valley Natural Gas Customers.

We would like to offer both billing and collections services, the costs of which, would be included in the standard rate for all users of HCCUD Natural Gas services.

## Construction and Expansion of the Distribution System

---

The Distribution System should be solely owned and constructed by Apple Valley through a development agreement that uses funding from a revenue bond. That bond payment should be added as a fee to the gas service to Apple Valley customers until the bond is paid in full.

Expansion of the Natural Gas Distribution System should come under standard agreement with a private developer. The private developer is then responsible for funding and recuperation of spent funds through whatever mechanism they deem fit. As a policy, expansions should not be paid by current customers, however, it may be advisable to collect a marginal fee from revenue to fund municipal use expansions.

## Maintenance and Operation of the Distribution System

---

The maintenance and operation of the distribution system will, by IGA, be the responsibility of the HCCUD staff. The cost of maintenance and operation will be covered by the billed fees to each customer in Apple Valley at the same rate levied for Hildale and Colorado City customers.

## Material Improvements to the Distribution System

---

HCCUD will work with Apple Valley to set a capital improvement fund rate that will only be applicable to Apple Valley citizens, and the funds will be wholly owned and managed by the Town of Apple Valley. All material capital improvements to the distribution system shall be approved by the Gas Department of Apple Valley.

Material Improvements will be defined as any improvement or replacement of materials that will become permanent fixtures to Distribution System of Apple Valley.

## Example Cost Estimates

---

The following cost estimates are example and should not be used to formulate a budget or to apply for financing.

### **Town Proper**

Apple Valley Way Road North: 1708 feet

North Apple Blossom Lane: 2782 feet

North Rome Way: 5248 feet

North Rome Avenue: 1893 feet

Juniper Circle: 541 feet

North Mount Zion Drive: 2650 feet

North Zion Circle: 659 feet

North Golden Delicious Drive: 1299 feet

North Cartland Drive: 2614 feet

West 2000 North: 807 feet

South Cartland Drive: 3850 feet

Smithsonian Way: 3574 feet

North Purple Sage Road: 2236 feet

West Foot Hill Drive: 4343 feet

West Little Pinion Way: 784 feet

South Cartland Drive: 355 feet

Total: 35,343 feet

Price	Quantity	Description	Total
\$ 1.53	35,343	2" Poly Main	\$ 54,074.79
\$ 0.43	15251	3/4" Poly From Main	\$ 6,557.93
\$ 1.95	200	3/4" poly coupling	\$ 390.00
\$ 42.45	150	Risers	\$ 6,367.50
\$ 55.00	1	Pressure Testing	\$ 55.00
\$ 30.00	95	Excess Flow Valve	\$ 2,850.00
\$ 9.75	200	Tapping Tee	\$ 1,950.00
\$ 50.00	0	2nd Stage Regulator	\$ -
\$ 13.46	120	Union	\$ 1,615.20
\$ 13.50	0	3/4" valve	\$ -
\$ 20.00	6	Meter Bar	\$ 120.00
\$ 3.30	115	3/4" 90s	\$ 379.50
\$ 3.50	115	3/4" BIP nipple	\$ 402.50
\$ 1.13	115	3/4" BIP	\$ 129.95
\$ 75.00	65	Meter Regulator	\$ 4,875.00
\$ 4.50	35,343	Trenching	\$ 159,043.50
\$ 1.00	35,343	pipe bedding	\$ 35,343.00
\$ 0.38	35,343	Tracer Wire	\$ 13,430.34
\$ 0.35	30,000	Caution Tape	\$ 10,500.00
\$ 2.00	35,343	surface restoration	\$ 70,686.00
\$ 5.55	1000	Boring	\$ 5,550.00
\$ 17.62	6	Meter Valve	\$ 105.72
\$ 45.00	560	Install, truck & tools	\$ 25,200.00
\$ 30.00	12	Service head adapter	\$ 360.00
\$ 3.50	900	Seal tight	\$ 3,150.00
\$ 150.00	6	Meter Fee	\$ 900.00
\$ 12,000.00	1	Engineering	\$ 12,000.00
		total	<b><u>\$ 416,035.93</u></b>

## Westside

East Apple Valley Drive: 2358 feet

North Apple Valley Drive: 2757 feet

South Apple Valley Drive: 3545 feet

Total: 8,660 Feet

Price	Quantity	Description	Total
\$ 1.53	8,660	2" Poly Main	\$ 13,249.80
\$ 0.43	4000	3/4" Poly From Main	\$ 1,720.00
\$ 1.95	25	3/4" poly coupling	\$ 48.75
\$ 42.45	25	Risers	\$ 1,061.25
\$ 55.00	1	Pressure Testing	\$ 55.00
\$ 30.00	15	Excess Flow Valve	\$ 450.00
\$ 9.75	25	Tapping Tee	\$ 243.75
\$ 50.00	2	2nd Stage Regulator	\$ 100.00
\$ 13.46	35	Union	\$ 471.10
\$ 13.50	20	3/4" valve	\$ 270.00
\$ 20.00	6	Meter Bar	\$ 120.00
\$ 3.30	20	3/4" 90s	\$ 66.00
\$ 3.50	20	3/4" BIP nipple	\$ 70.00
\$ 1.13	20	3/4" BIP	\$ 22.60
\$ 75.00	20	Meter Regulator	\$ 1,500.00
\$ 4.50	8,660	Trenching	\$ 38,970.00
\$ 1.00	8,660	pipe bedding	\$ 8,660.00
\$ 0.38	8,660	Tracer Wire	\$ 3,290.80
\$ 0.35	4,000	Caution Tape	\$ 1,400.00
\$ 2.00	8,660	surface restoration	\$ 17,320.00
\$ 5.55	400	Boring	\$ 2,220.00
\$ 17.62	6	Meter Valve	\$ 105.72
\$ 45.00	100	Install, truck & tools	\$ 4,500.00
\$ 30.00	20	Service head adapter	\$ 600.00
\$ 3.50	200	Seal tight	\$ 700.00
\$ 150.00	6	Meter Fee	\$ 900.00
\$ 2,000.00	1	Engineering	\$ 2,000.00
		total	<b><u>\$ 100,114.77</u></b>

## Project Process Suggestions

---

Determining the will and acceptance of Apple Valley citizens is the entire responsibility of the its elected body. There are two paths that should be explored based on your decision process. The first is to have a project developed for the entire town all at once, which would likely require only a town council vote. The other path would be to phase the project to only extend to streets that are initially willing to hook on to the system. The phase project approach will require a significant amount of administrative involvement which could require approaching all landowners individually.

### **Entire System Approach**

With developing the entire system under one single phase project there will likely be some cost savings measures, as well as, a more streamlined approach that may reduce administrative and political cost over the long run. However, in all fields there is a much higher upfront cost in the aforementioned areas.

### **Phased Project Approach**

The Phased Project Approach will be more flexible in obtaining financing, but the total cost of the project may be higher once the system has developed. The administrative and political process will likely be extended and require continuous attention as different areas of the town install gas service.

## Finance Suggestions

---

The HCCUD would like to suggest a few methods to secure financing for Apple Valley's natural gas expansion. Use of a revenue bond is likely the best option as opposed to a general obligation bond, or governmental loan. Intergovernmental loans between departments should be the first option as financing terms would likely be the most beneficial for Apple Valley. Additionally, interests' rates set by an intergovernmental loan can help provide revenue to other departments.

### **Initial Installation Fee**

Apple Valley could explore the option of financing the installation of the system with a one-time, upfront fee. The size of the initial fee will likely be determined on how much of the principal the town is willing to pay. Obviously, the benefits of the fee itself will be to reduce interest payments over time. An initial upfront fee of around \$3,000 from each customer may be able to completely fund the system.

### **Monthly Debt Service Fee**

Another option would be to charge each customer a monthly fee to their gas bill which would constitute your debt service for whatever financial instrument the town of Apple Valley wishes to use.

### **HCCUD Recommendation**

Depending on the financial wherewithal of Apple Valley, as well as, the sentiments of its citizens, HCCUD recommends a combination of a large Initial Installation Fee and a large Monthly Debt Service Fee in order to reduce any loan or bond period. Reducing the overall principal by at least half or more and resolve the any loan period to be shorter than 10 years.

## **Time Line**

---

### **March 2019**

Administration of Apple Valley, with the assistance of HCCUD staff, should develop and present a plan to the Apple Valley Town Council.

### **April 2019**

If the council approves the plan, Apple Valley should contract with an engineer to develop construction plans, and project costs.

### **May 2019**

The Apple Valley Town Council will be presented with the total project costs and approve a method of financing. They should also vote to establish an Apple Valley Gas Department at this time and approve an IGA with Hildale City establishing the HCCUD's official role.

### **June 2019**

With financing in place, Apple Valley obtain a project contractor to begin construction.

### **July through September 2019**

Construction and completion of the Distribution System of Apple Valley. HCCUD will begin to onboard customers into our collections process and help educate Apple Valley on billing process and procedures.

### **October 2019**

The Distribution System should be activated, and gas operations will commence.

**Backup material for agenda item:**

Minutes for 1.16.2019

Minutes for 1.16.2019 (Water)

Minutes for 2.6.2019

Minutes for 2.20.2019

Minutes for 2.20.2019 (Water)

**OPENING**

Mayor Lisonbee brought the meeting to order at 6:02 p.m. welcoming all in attendance and led the Pledge of Allegiance.

**PRESENT**

Mayor Marty Lisonbee  
Council Member Debbie Kopp  
Council Member Paul Edwardsen  
Council Member Denny Bass  
Council Member Michael McLaughlin

Town Recorder Michelle Kinney

**OTHERS IN ATTENDANCE**

Chairman Browning  
Commissioner Prentice  
Commissioner Kehune  
Ben Billingsley Finance Director  
Code Enforcer Rich Ososki  
Mosquito Abatement Margie Ososki  
Chief Dave Zolg  
Water Master Dale Harris

**EXCUSED**

**CONFLICT OF INTEREST DECLARATIONS**

**DISCUSSION AND ACTION**

**1. GOOSEBERRY MESA PROJECT PRESENTATION  
TIMESTAMP:**

**Gooseberry Mesa Representatives were unable to come.**

**MOTION:** Mayor Lisonbee moves to table items 1 and 2 for the next meeting.

**SECOND:** Council Member Edwardsen

**VOTE:** Council Member Kopp – Aye  
Council Member Bass – Aye

Council Member Edwardsen –	Aye
Council Member McLaughlin-	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**2. GOOSEBERRY MESA DEVELOPER AGREEMENT APPROVAL  
TIMESTAMP:**

**TABLED**

**MAYORS UPDATE is added to agenda**

There is a tourism open house coming up this week for Hurricane Valley. This will include promotion of Apple Valley, Gooseberry Mesa and Little Creek Mesa. The open house will be held at the LaVerkin city hall from 5 to 7 on Thursday. They will also have a food drive to benefit the Hurricane Food bank.

The codification for the code on the website is taking a bit longer than expected. It will be great to have the code searchable and not so cumbersome to look through. The codification for the website has been much more difficult than we had initially thought it would be. Our code is in PDF format instead of Word. This makes it difficult to work with and there are a lot of pages that will have to be converted. The mayor will pay an additional 1500 to 3500 dollars from his personal checkbook to cover this. Licenses and burn permits will be online. In addition, the Mayor would like to have a picture and bio of any Veterans from our community on the website. The website will also have a business directory for local businesses.

The Mayor is putting together a Steering Committee to help identify issues with the town. Any residents that are interested in helping with this can fill out an application on the website. The Mayor will be sending out letters to residents in the Bubbling Wells area.

The Mayor mentions a sales tax increase that is being brought up by the County. They will be sending a resolution to the town to hopefully get support on a tax increase of 1/4%. Because of higher efficiency vehicles there just isn't as much money coming in for road repairs and transportation. The travel miles are not decreasing but there are cars that don't pay (electric vehicles) and most cars on the road are higher efficiency so the gas tax isn't bringing in the money it used to.

Margie Ososki- mentions her thoughts about the tax just having been increased a few years ago. Why don't we just tax the gas more? Mayor- those points were

mentioned in the meeting; the last time they had a ballot they missed the increase by a very small margin. That is why they are going to the municipalities to get support in a different way. The Mayor mentions his plan is to vote no on the resolution.

Rich Kopp- If we vote no and it still passes do we pay the tax. Mayor Lisonbee says yes. If it doesn't pass through the county individual municipalities can do it in their own city.

Moser Lake- Mayor talked to Kevin about it and he has been stuck twice in that location so he isn't too excited about trying that again. We will look at some other options to fill that in.

In the transportation meeting the Mayor attended. UDOT and transportation people are usually talking 15-20 years out. UDOT will start construction on Hurricane on/off ramp for I-15 in February.

Margie Ososki- How much money have they dedicated for highway 59? The Mayor responds 3.2 million to provide shoulders on the road. They really want to connect the highway to Apple Valley through Rockville.

**3. DISCUSSION AND ACTION ON TOWN DEVELOPMENT POLICY**  
**TIMESTAMP: 29:13**

Mayor Lisonbee shares his thoughts about some of the items that were brought before the Planning Commission when he sat on that Commission and the issues that have come about since.

Janet Prentice feels like the Planning Commission needs to have a work meeting and apply common sense to the code. We are adopting code from bigger cities and that doesn't work for our area.

Marty Lisonbee-Our code has stifled building. Building permit fees for 2018 are at 15% of what we anticipated that we would have. They budgeted for 70,000 dollars and we only got 15% of that.

Black Hawk- Shares his concern about water and the current projects that are in the application processes. He is concerned about infrastructure and the amount of money the water district currently owes. His opinion is that less government is the best government.

Pat Baker- I don't think you need traffic studies but you need controlled growth. He likes the peace and atmosphere of the area and doesn't want to pay for roads

that he doesn't want.

Pam Quale Smithsonian road- Shares her concern about trying to grow too fast and making sure we have enough infrastructures.

Mayor discusses the issues about the debt service on this town for the 6 million dollar debt that Black Hawk mentioned.

Frank Lindhardt- Expresses that much of the current debt is because water lines were substandard when the company was purchased. He feels that if developers are asked to toe the line we wouldn't have all this debt now that the residents are expected to pay.

Mayor addresses something that Pam mentioned. I have enough faith in the planning commission that would never approve a project in bubbling wells that you would have several one acre lots up there. The current policies stifle the planning commission to even come up with reasonable solutions

Tish Lisonbee- Expresses that these are the same problems that have been here for 40 years. She mentioned that all the people here all bought into this and that many of the problems started when the County was in charge. But we need to move forward. We are unable to change what has been done in the past we can only move forward and fix what is effecting people in the present.

Mike McLaughlin- the Dammeron Valley community has been there for a long time. We are not the only community that is facing these situations.

Pat Baker- Mentions that he owns 15 acres and it is zoned R1. He states that if he wanted to sell that at R-1 he could.

Margie- She agrees with Mr. Walker. She mentions that development scares her because we may not have the have the water we need.

Black Hawk- Shares his concerns with our sewage and the chances of it disrupting the aquifer.

Mayor- The mayor mentions that we will be looking into onsite sewer systems. These will be done with the SSD.

Mayor- The town does require infrastructure for each development and homes actually take less water than farming hay. When we require water shares that will go back into the aquifer.

Black Hawk- when they built the golf course they started losing water and the wells started going dry and the town had to sale water to them.

Dale Harris – Mentions that he doesn't think we are in jeopardy for running out of water. Canaan needs to be connected, and then the growth is possible. But controlled growth is best. The ones who were choked out of the canyon (Springdale/ Rockville) and we need to be careful about growing too fast. There has to be a balance.

Mayor Lisonbee mentioned that 33 permits were applied for but we only built 16 homes in 2018.

Black Hawk- Visitors do not conserve water like residents do.

Pam Quale- How many homes have been proposed by Travis?

Mayor this will all be phased. So this will not be all at once.

Cynthia Browning- Town development policy- She mentions that this policy locks out our current residents from being able to do the things they want on their property. Can't we meet in the middle of the road instead of throwing the whole thing out?

Edwardsen- maybe the compromise needs to be small vs. large builders. At what point do we trigger roads.

Mayor- this policy takes out all common sense and he doesn't like the policy.

McLaughlin- We should have a work meeting with both groups to see what we should keep and take out. We leave this verbiage in with road access for industrial and commercial type developments.

Frank Lindhardt- Mentions that this document was not intended to create a bunch of new stuff. Most of this is already in our ordinances in some place. This was designed to be more of a handout.

Mayor we have this policy prevents anyone from doing anything and prevents chief from being able to make common sense decisions.

Janet prentice- Lets plan a work meeting with the town council and planning commission to see what we would like to have changed.

Chief- It is very unusual for a town to grow like we have. The chief suggests that

we just work together and bring everything back to the center.

Richard Fischer- Canaan development the secondary access is required only after a certain number of houses being built out there.

Mayor- Yes, it is 30 homes and there are 33 homes now.

Mayor would like this document gone- He mentions there are things in here that are unenforceable such as the master road plan; there are no traffic studies or engineering behind it and it makes our master road plan unenforceable.

Cynthia- Asks the question are you saying that you would like to repeal this and then allow the planning commission to use common sense on development seems much of the important stuff here is already in ordinance.

**MOTION:** Council Member Mayor moves to repeal the development and building policy of Apple Valley

**SECOND:** Council Member Bass

No vote called for on this motion

**MOTION:** Council Member McLaughlin motions to repeal the building policies of the town of Apple Valley; as long as we meet with the planning commission and town council to go over some issue with our code to make lot splits easier for residents; to come to an agreement for our town.

**SECOND:** Council Member Edwardsen

**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Bass– Aye  
Council Member Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

#### 4. SALE OF TOWN PROPERTY

**TIMESTAMP: 1:24**

We would like to sale a desk and dump truck.

**MOTION:** Mayor Lisonbee moves that we sale the dump truck and miscellaneous apparatus that might come with that as well as the desk.

There was discussion by the council on the possibility of selling the truck at auction.

**MOTION:** Mayor Lisonbee motions that we sale the desk as soon as possible through a Facebook ad or KSL ad. Let’s go with the auction idea on the dump truck.

**SECOND:** Council Member McLaughlin

Vote was called for by Mayor Lisonbee on this motion.

<b>VOTE:</b>	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**REPORTS, RECOMMENDATION, AND ANNOUNCEMENTS:**

**5. APPROVAL OF CONSENT CALENDAR**

**TIMESTAMP: 1:21**

Ben Billingsley talks about the report on change in net position. He mentions that in fiscal year 2019 we are relying heavily on building revenue. The budget was adopted in June. As of December half of the year is past and we have only collected 33 percent of budgeted revenue for the year. We are on target at 23% expenditures. We are under budget at this point of the year despite the shortfall with building revenue.

Check Register 12/1/2018 to 12/21/2018  
Operational Budget 7/01/2018-12/31/2018

**MOTION:** Council Member Kopp motions to approve the consent calendar for the period December 1, 2018 to 12/31/2018.

**SECOND:** Council Member Edwardsen

<b>VOTE:</b>	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**6. APPROVAL OF MINUTES**

**November 11, 2018 (date was actually November 20, 2018)**

**MOTION:** Council Member Kopp moves to approve the minutes for November 20, 2018

**SECOND:** Council Member Bass

<b>VOTE:</b>	Council Member Kopp -	Aye
	Council Member McLaughlin –	Aye
	Council Member Bass–	Aye
	Council Member Edwardsen -	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

7. **Events Committee- Tish Lisonbee/Debbie Kopp-** Next Saturday we are doing the pet vaccination and registration. \$15 for rabies and \$17 for everything else. Licensing fee is \$10 if they are spade or neutered and \$15 if they are not.

8. **Planning Commission- Cynthia Browning/Michael McLaughlin-**

9. **Fire Department- Chief Dave Zolg, Jr. –** Last weekend there was firefighter training and all 3 individuals passed that attended. Winter fire school coming up then on to task books which is 50 to 100 hours of on scene stuff to pass. Weather has created mud issues. CPR class is coming up. Chief will be bringing some code to the town council and planning commission in an effort to tighten up some of our code. Denny bass asks if these trainings will have us certified for federal fires. Chief answers yes. This summer we hope to have 3 squad bosses. We will need to have our type 3 ready though.

10. **Engineering- Rod Mills- Mayor-**

11. **Big Plains Water and Sewer SSD- Harold Merritt-**

12. **Code Enforcement-Paul Edwardsen/Rich Ososki-** A week ago Rich met with Paul and mayor. They went over procedures to make sure what he does is within the policy of the town. Many people don't realize the town has code. He will continue to help inform town citizens of current ordinance. Turn in a complaint form if you have a code violation.

13. **Roads and storm drainage- Dennis Bass-** Engineering dropped the ball on our FEMA funds.

**14. Mosquito abatement- Margaret Ososki-**

**15. Council**

**16. Other-**

**PUBLIC COMMENTS**

**Mayor chooses to skip public comments because he allowed everyone to speak during the meeting.**

**ADJOURNMENT**

**MOTION:** Council Member Kopp motions to adjourn tonight Town Council meeting of January 16<sup>th</sup>, 2019.  
**SECOND:** Council Member Edwardsen  
**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Bass– Aye  
Council Member Edwardsen – Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:40 p.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Marty Lisonbee, Mayor

ATTEST BY: \_\_\_\_\_  
Michelle Kinney, Recorder

**OPENING**

Mayor Lisonbee brought the meeting to order at 7:40 p.m. welcoming all in attendance.

**PRESENT**

Mayor Marty Lisonbee  
Council Member Debbie Kopp  
Council Member Paul Edwardsen  
Council Member Denny Bass  
Council Member Michael McLaughlin

Town Recorder Michelle Kinney

**OTHERS IN ATTENDANCE**

Chairman Browning  
Commissioner Prentice  
Commissioner Forrest Kehune  
Ben Billingsley Accountant  
Code Enforcer Rich Ososki  
Mosquito Abatement Board member Margie Ososki  
Chief Dave  
Water Dale

**EXCUSED**

**CONFLICT OF INTEREST DECLARATIONS**

**DISCUSSION AND ACTION**

**1. Resolution BPW-2019-01**

**Impact fee regulation changed so that the impact fee is now transferrable.**

**MOTION:** Mayor Lisonbee moves to approve the resolution as written

**SECOND:** Council Member Edwardsen

**VOTE:**

Council Member Kopp –	Aye
Council Member Bass–	Aye
Council Member Edwardsen –	Aye
Council Member McLaughlin-	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**ADJOURNMENT**

**MOTION:** Council Member Kopp motions to adjourn this meeting

**SECOND:** Council Member McLaughlin

**VOTE:** Council Member Kopp - Aye  
Council Member McLaughlin – Aye  
Council Member Bass– Aye  
Council Member Edwardsen – Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:42 p.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Marty Lisonbee, Mayor

ATTEST BY: \_\_\_\_\_  
Michelle Kinney, Recorder

## **OPENING**

Mayor Lisonbee brought the meeting to order at 6:00 p.m. Welcoming all in attendance and led the Pledge of Allegiance.

## **PRESENT**

Mayor Marty Lisonbee  
Councilmember Debbie Kopp  
Councilmember Paul Edwardsen  
Councilmember Michael McLaughlin

Town Recorder Michelle Kinney

## **OTHERS IN ATTENDANCE**

Commissioner Prentice  
Commissioner Forrest Kuehne  
Ben Billingsley Finance Director  
Code Enforcer Rich Ososki  
Mosquito Abatement Boardmember Margie Ososki  
Fire Chief Dave Zolg

## **EXCUSED**

Councilmember Denny Bass

## **CONFLICT OF INTEREST DECLARATIONS**

### **1. MAYORS TOWN UPDATE**

Mayor was notified that the speed limit will be changed to 55 MPH at the main entrance to Apple Valley Drive and ends just past the storage units. Then another speed change will happen in the Bubbling Wells turn area.

The new website is up and running. It is under the same URL as the old website. Meeting minutes and agendas are also available.

The first Steering Committee meeting is for those living in the Bubbling Wells area. You will be receiving a letter in the mail and an online survey is available on the website. Please take time to fill this out so the Commissioners and Town Council are aware of what you would like to see in your area. There is a meeting scheduled for the Feb 19<sup>th</sup> at the town office at 6:00 pm.

## **DISCUSSION AND ACTION**

**2. DISCUSSION AND ACTION ON ORDINANCE O-2019-01; APPROVAL OF PLANNING COMMISSION RECOMMENDATION ON ZONE CHANGE FROM OST/OSC TO RE 1.0 FOR MILES MARK DEVELOPMENT PARCEL AV-1319-A**

**MOTION:** Councilmember Kopp motions to approve the action on ordinance O-2019-01 approval of commission recommendation on zone change from OST/OSC to RE 1.0 for Miles Mark Development Parcel AV-1319-A

**SECOND:** Councilmember Edwardsen

**VOTE:**

Councilmember Kopp –	Aye
Councilmember Edwardsen –	Aye
Councilmember McLaughlin-	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**3. DISCUSSION AND ACTION ON ORDINANCE O-2019-02: APPROVAL OF PLANNING COMMISSION RECOMMENDATION FOR ZONE CHANGE ON AV-1327  
TIMESTAMP: 10:55**

**MOTION:** Councilmember Kopp moves to motion to take action on ordinance number O-2019-02 approval of planning commission recommendation for zone change on AV-1327.

**SECOND:** Councilmember McLaughlin

**VOTE:**

Councilmember Kopp-	Aye
Councilmember Edwardsen -	Aye
Councilmember McLaughlin-	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**4. DISCUSSION AND ACTION ON ORDINANCE O-2019-03; APPROVAL OF PLANNING COMMISSION RECOMMENDATION FOR ZONE CHANGE FROM OST/OSC TO RE 1.0 FOR AV-1326; AV-1346; AV-1345; AV-1348-A; AV-1348-B; AV-1349; AV-1359  
TIMESTAMP: 11:48**

This is for the Redstone development.

**MOTION:** Councilmember Edwardsen moves to take action on ordinance O-2019-03 approval of planning commission recommendation for zone change from

OST/OSC to RE 1.0 for AV-1326; AV-1346; AV-1345; AV-1348-A; AV-1348-B; AV-1349; AV-1359

**SECOND:** Councilmember Kopp

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**5. DISCUSSION AND POSSIBLE ACTION ON PUBLIC WORKS INTERLOCAL AGREEMENT  
OPTIONS WITH WASHINGTON COUNTY  
TIMESTAMP: 13:29**

**Mayor Lisonbee-** The BLM takes care of the cinder pits and the town is in the process of getting a permit to use the pits. There are volunteers bringing in the cinders to improve our roads that are in the outlying areas of town. This MOU will allow the county to take care of Gooseberry Road (Main Street). Hildale has allowed us use of their Loader and cinders permit free of charge. The state has been out to Main Street with a drone to work on drafting the realignment.

**MOTION:** Mayor Lisonbee motions that we accept the generosity of the county by signing this resolution R-2019-2425 and accept their hospitality and ability to help us maintain Main Street and the Gooseberry Mesa Road.

**SECOND:** Councilmember Kopp

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**CONSIDER APPROVAL ON REPORTS, RECOMMENDATIONS, APPOINTMENTS AND  
ANNOUNCEMENTS**

**7. APPROVAL OF MINUTES for 12/5/2018  
TIMESTAMP: 27:06**

- MOTION:** Councilmember Kopp motions to approve the minutes from December 5<sup>th</sup> 2018.
- SECOND:** Councilmember Edwardsen
- VOTE:**
- |                            |     |
|----------------------------|-----|
| Councilmember Kopp -       | Aye |
| Councilmember McLaughlin – | Aye |
| Councilmember Edwardsen -  | Aye |
| Mayor Lisonbee –           | Aye |

The vote was unanimous and the motion carried.

#### **8. APPROVAL OF MINUTES for 12/19/2018**

- MOTION:** Councilmember Kopp moves to approve the minutes for December 19<sup>th</sup>, 2018.
- SECOND:** Councilmember Edwardsen
- VOTE:**
- |                            |                              |
|----------------------------|------------------------------|
| Councilmember Kopp -       | Aye                          |
| Councilmember McLaughlin – | Abstain- (Absent at meeting) |
| Councilmember Edwardsen -  | Aye                          |
| Mayor Lisonbee –           | Aye                          |

The vote was unanimous and the motion carried.

#### **9. APPROVAL OF MINUTES FOR 1/2/2019**

- MOTION:** Councilmember Kopp moves to approve the minutes for January 2<sup>nd</sup>, 2019.
- SECOND:** Councilmember Edwardsen
- VOTE:**
- |                            |     |
|----------------------------|-----|
| Councilmember Kopp -       | Aye |
| Councilmember McLaughlin – | Aye |
| Councilmember Edwardsen -  | Aye |
| Mayor Lisonbee –           | Aye |

The vote was unanimous and the motion carried.

**10. Events Committee- Tish Lisonbee/Debbie Kopp-**Make sure you license your animal; next even will be Easter.

**11. Planning Commission- Cynthia Browning/Michael McLaughlin-** nothing to report

**12. Fire Department- Chief Dave Zolg-** Finished the 290 Advanced Fire Behavior class, all 3

people passed. An air ops training is next week in Cedar. Air incident training is also coming up. CPR class coming up on March 2<sup>nd</sup> at 9:00am. It is free to anyone who would like to come. Our ISO letter with our rating was received and it will stay the same.

**13. Engineering- Rod Mills- Mayor-**

**14. Big Plains Water and Sewer SSD- Harold Merritt-**

**15. Code Enforcement-Paul Edwardson/Rich Ososki-** Code enforcer is unable to enter anyone’s property. We will start using letters to inform individuals of policy violations. Paul Edwardson reminds Ososki that deputies can come and keep the peace if needed. Tish Lisonbee- in St. George they take photographs and send you a letter indicating what ordinance was violated; they give you 30 days to reconcile. If not corrected in the 30 days they send you a citation. Chief- can we just give them a phone call to let them know of the violation? Mayor Lisonbee-Yes, if we have a phone number that would be possible.

**16. Roads and storm drainage- Dennis Bass**

**17. Mosquito abatement- Margaret Ososki**

**18. Council**

**19. Other-**

**PUBLIC COMMENTS**

**TIMESTAMP: 40: 30**

**OPEN:**

**MOTION:** Mayor Lisonbee moves to open for public comment.

**SECOND:** Councilmember Kopp

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardson - Aye  
Mayor Lisonbee – Aye

Jerry Jorgensen- we had a neighbor come by who brought a map of the neighborhood. What roads do you need me to grade?

**CLOSE:**

**MOTION:** Mayor Lisonbee motions to close public comment

**SECOND:** Councilmember Edwardsen  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen - Aye  
Mayor Lisonbee – Aye

**ADJOURNMENT**

**MOTION:** Councilmember Kopp motions to adjourn tonight’s meeting  
**SECOND:** Councilmember McLaughlin  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen - Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:44 p.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Marty Lisonbee, Mayor

ATTEST BY: \_\_\_\_\_  
Michelle Kinney, Recorder

## **OPENING**

Mayor Lisonbee brought the meeting to order at 6:04 p.m. welcoming all in attendance and led the Pledge of Allegiance.

## **PRESENT**

Mayor Marty Lisonbee  
Councilmember Debbie Kopp  
Councilmember Paul Edwardsen  
Councilmember Michael McLaughlin  
Councilmember Denny Bass

Town Recorder Michelle Kinney

## **OTHERS IN ATTENDANCE**

Commissioner Prentice  
Commissioner Kuehne  
Finance Director Ben Billingsley  
Code Enforcer Rich Ososki  
Mosquito Abatement Board member Margie Ososki  
Fire Chief Dave Zolg

## **EXCUSED**

## **CONFLICT OF INTEREST DECLARATIONS**

## **MAYORS TOWN UPDATE**

Meals on wheels will deliver to Apple Valley if it is needed.

Our municipal code is moving forward.

Margie Ososki- Is this code dated so you can see when the codes have been changed?

The Mayor responds that the history will be included on the website and you can review the current as well as past versions.

## **DISCUSSION AND ACTION**

- 1. RESOLUTION R-2019-04 APPOINTING DEBBIE KOPP AS TOWN TREASURER  
TIMESTAMP: 7:37**

**MOTION:** Mayor Lisonbee moves that we approve Resolution R-2019-04 appointing Debbie Kopp as Treasurer.

**SECOND:** Councilmember McLaughlin

**VOTE:**

Councilmember Kopp –	Aye
Councilmember Edwardsen –	Aye
Councilmember McLaughlin-	Aye
Councilmember Denny Bass-	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**2. RESOLUTION R-2019-05 ADDING DEBBIE KOPP (TOWN TREASURER) AND MARTY LISONBEE (MAYOR) AS AUTHORIZED AGENTS TO ADD, DELETE, OR MAKE CHANGES TO BANK ACCOUNTS TIED TO PTIF ACCOUNTS; TO OPEN OR CLOSE PTIF ACCOUNTS; AND TO EXECUTE ANY NECESSARY FORMS IN CONNECTION WITH SUCH CHANGES ON BEHALF OF THE TOWN OF APPLE VALLEY**

**TIMESTAMP: 9:00**

**MOTION:** Mayor Lisonbee moves that we pass Resolution R-2019-05 adding Debbie Kopp (Treasurer) and Marty Lisonbee (Mayor) as authorized agents to add, delete, or make changes to the bank accounts tied to the PTIF accounts; to open or close PTIF Accounts and to execute any necessary forms in connection with such changes on behalf of the town of Apple Valley; with the exception that the last line of the last paragraph will say that Ben Billingsley is designated as a user for online management and Mayor Martin Lisonbee is hereby authorized to execute the Public Entity Resolution attached hereto.

**SECOND:** Councilmember Edwardsen

**VOTE:**

Councilmember Kopp-	Aye
Councilmember Edwardsen -	Aye
Councilmember McLaughlin-	Aye
Councilmember Denny Bass-	Aye
Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

**3. ORDINANCE O-2019-04 ZONE CHANGE FOR PARCEL AV-HWC-1 AND AV-HWC-2 FROM OST TO RE5. HOLT/LEBARON**

**TIMESTAMP: 13:21**

**MOTION:** Councilmember Edwardsen moves that we pass ordinance O-2019-

04, zone change for parcel AV-HWC-1 and AV-HWC-2 from OST to RE5 for Holt/LeBaron

**SECOND:** Councilmember Bass

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

#### **4. ZION TINY GETAWAY AGREEMENT**

**TIMESTAMP: 15:38**

Zions Tiny Attorney, Ben Ruesch, did get this development agreement to Town Attorney Guzman on Monday but was just given to the Town Council tonight.

Town Attorney Guzman mentions we should spell out the number of units and the skirting should be added. 2E on definitions refers to the plan and we want to make sure we have the correct plan and it should be included as an exhibit. We need the cross access agreement.

Councilmember Kopp asks if someone could someone bring in their own tiny home. Guzman recommends that photos of the approved units be included in the agreement to prevent this from happening.

Councilmember McLaughlin would like to see them taken off of the skids.

Councilmember McLaughlin would like the utilities to be permanent. Mayor isn't sure if this is something we will be able to do.

Tish Lisonbee when you have multiple owners you have multiple standards. There will be a variation on quality. Mayor mentions that the agreement does mention the homes will be built by Zion's Tiny Homes.

Forrest Kuehne- One of the conditions is paving.

Marie Ososki- how do we enforce a 25 day limit? The Mayor mentions that usually when someone is living in one of these the exterior looks much different than when someone is just vacationing for a few days.

The council agrees that the following items need to be addressed in the agreement.

Exhibit that shows the final site plan  
Exhibit needs to show that units will be 10 feet from property lines  
40 unit limit  
Pavement/Road Base issue addressed  
Cross access agreement  
Permanent Skirting  
14 foot height

- MOTION:** Councilmember Kopp motions to table the Zion tiny getaway agreement to our next Town Council Meeting.
- SECOND:** Councilmember Dennis Bass
- VOTE:**
- |                            |     |
|----------------------------|-----|
| Councilmember Kopp -       | Aye |
| Councilmember McLaughlin – | Aye |
| Councilmember Edwardsen –  | Aye |
| Councilmember Denny Bass-  | Aye |
| Mayor Lisonbee –           | Aye |

The vote was unanimous and the motion carried.

**5. RECORDED DRAINAGE EASEMENTS FOR REBER, THYGERSON AND MINER**  
**TIMESTAMP: 1:05**

The Town has an easement agreement and the town has not completed their portion of the agreement by taking care of this easement and it is causing them erosion problems. Now the Miners are unable to refinance or sale the home. The Miners want the town to throw some riprap and dirt so it is a maintained drainage easement. It will be cheaper to put in a pipeline here. This is estimated to cost the town about 40 thousand dollars to fix.

- MOTION:** Mayor Lisonbee moves that we accept the responsibility to put this in, it will cost about 40-45 thousand dollars and we will get some bids through RFP to do this.
- SECOND:** Councilmember McLaughlin
- VOTE:**
- |                            |     |
|----------------------------|-----|
| Councilmember Kopp -       | Aye |
| Councilmember McLaughlin – | Aye |
| Councilmember Edwardsen –  | Aye |
| Councilmember Denny Bass-  | Aye |
| Mayor Lisonbee –           | Aye |

The vote was unanimous and the motion carried.

**6. LOT SPLIT FOR CREATION OF NEW PARCEL FOR AV-1327-B FROM PARCEL AV-1327**  
**TIMESTAMP: 1:12**

**MOTION:** Councilmember Kopp moves to approve the lot split for creation of new partial AV-1327-B from AV-1327.

**SECOND:** Councilmember Bass

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**7. LOT SPLIT FOR PARCEL AV-1334-J. SEPARATING THE LITTLE CREEK STATION AND THE RV RESORT**

**TIMESTAMP: 1:13:33**

**MOTION:** Councilmember Kopp motions to approve the lot split for parcel AV-1334-J. Separating the Little Creek Station and the RV resort.

**SECOND:** Councilmember Bass

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**8. IMPACT FEE STUDY**

**1:14:08**

This study will identify if our impact fees are in line with our community or if they are too high or too low.

The Mayor feels that we need to have an engineering firm other than Ensign do this. Ensign did the last one and he would like to have a second opinion. This will be about \$6,000 dollars.

**MOTION:** Mayor Lisonbee moves that we explore and execute this agreement when funds are available for the impact fee study for the town.

**SECOND:** Councilmember Edwardsen

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**9. ENSIGN INVOICES-BEN BILLINGSLEY**

**MOTION:** Councilmember Kopp motions to table to next TC meeting  
**SECOND:** Councilmember Bass

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**10. CONSENT CALENDAR FOR JANUARY 1<sup>ST</sup>, 2019 - JANUARY 31<sup>ST</sup>, 2019**  
**TIMESTAMP: 1:20:36**

**MOTION:** Councilmember Kopp motions to approve the consent calendar for  
January 1- January 31, 2019  
**SECOND:** Councilmember McLaughlin

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**CONSIDER APPROVAL ON REPORTS, RECOMMENDATIONS, APPOINTMENTS AND  
ANNOUNCEMENTS**  
**TIMESTAMP: 1:21:16**

**Events Committee- Tish Lisonbee/Debbie Kopp-** CPR class on March 2<sup>nd</sup> and the fire department is paying for this.

**Planning Commission- Cynthia Browning/Michael McLaughlin-** No meeting on the 13<sup>th</sup>.

**Fire Department- Chief-** Snow pack is high expecting a lot of water coming down. Finished air-ops class and all 3 people passed. Traffic incident class with 5 firefighters attended and we all passed. CPR class coming up on March 2<sup>nd</sup>.

**Engineering- Rod Mills- Mayor-**

**Big Plains Water and Sewer SSD- Harold Merritt-**

**Code Enforcement-Paul Edwardsen/Rich Ososki-**

**Roads and storm drainage- Dennis Bass-** We have our permit from BLM for Cinders. Richard Fischer and Matt Jessop donated a lot of time to the roads making them passable.

**Mosquito abatement- Margaret Ososki-**

#### **Council**

**Other-** The bubbling wells survey meeting went smoothly and the area was happy for working on the roads.

#### **ADJOURNMENT**

<b>MOTION:</b>	Councilmember Kopp motions to adjourn tonight’s meeting February 20 <sup>th</sup> , 2019.	
<b>SECOND:</b>	Councilmember Bass	
<b>VOTE:</b>	Councilmember Kopp -	Aye
	Councilmember McLaughlin –	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:34 p.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Marty Lisonbee, Mayor

ATTEST BY: \_\_\_\_\_  
Michelle Kinney, Recorder

**OPENING**

Mayor Lisonbee brought the meeting to order at 7:38 p.m. welcoming all in attendance and led the Pledge of Allegiance.

**PRESENT**

Mayor Marty Lisonbee  
Councilmember Debbie Kopp  
Councilmember Paul Edwardsen  
Councilmember Michael McLaughlin  
Councilmember Denny Bass

Town Recorder Michelle Kinney

**OTHERS IN ATTENDANCE**

Commissioner Prentice  
Commissioner Forrest Kehune  
Ben Billingsley Finance Director  
Code Enforcer Rich Ososki  
Mosquito Abatement Board member Margie Ososki  
Fire Chief Dave Zolg

**EXCUSED**

**CONFLICT OF INTEREST DECLARATIONS**

**DISCUSSION AND ACTION**

**1. Big Plains Draft Audit**

**MOTION:** Councilmember Kopp motions to table the Big Plains Audit until Ben Billingsley is available to point out some items.

**SECOND:** Councilmember Edwardsen

**VOTE:** Councilmember Kopp – Aye  
Councilmember Edwardsen – Aye  
Councilmember McLaughlin- Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**Impact Fee Study**

We need a defensible study done.

**MOTION:** Mayor Lisonbee moves to order the impact fee study

**SECOND:** Councilmember Edwardsen

**VOTE:** Councilmember Kopp- Aye  
Councilmember Edwardsen - Aye  
Councilmember McLaughlin- Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**2. Adjournment**

**MOTION:** Councilmember Kopp motions to adjourn the February 20<sup>th</sup>, 2019 meeting of the TC water district.

**SECOND:** Councilmember McLaughlin

**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:43 p.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Marty Lisonbee, Mayor

ATTEST BY: \_\_\_\_\_  
Michelle Kinney, Recorder

**Backup material for agenda item:**

Consent Calendar for January 1st, 2019-January 31st, 2019

**Town of Apple Valley  
Operational Budget Report**

10 General Fund - 07/01/2018 to 01/31/2019

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
<b>Change In Net Position</b>					
<b>Revenue:</b>					
<b>Taxes</b>					
3110 General property taxes-current	69,584.52	19,124.14	102,325.11	96,153.00	106%
3120 Prior year's taxes-delinquent	3,247.69	238.38	4,418.22	5,500.00	80%
3130 General sales and use taxes	52,145.83	8,352.51	55,771.24	95,000.00	59%
3140 Energy and communication taxes	7,893.20	625.86	4,558.60	51,750.00	9%
3150 RAP Tax	5,291.92	786.41	5,543.46	8,100.00	68%
3160 Transient Taxes	0	0	106.92	750	14%
3170 Fee in lieu of personal property taxes	4,805.09	1,577.13	4,942.90	7,000.00	71%
3180 Fuel Tax Refund	0	0	119.28	0	0%
<b>Total Taxes</b>	<b>142,968.25</b>	<b>30,704.43</b>	<b>177,785.73</b>	<b>264,253.00</b>	<b>67%</b>
<b>Licenses and permits</b>					
3210 Business licenses	1,237.50	1,725.00	1,875.00	3,500.00	54%
3221 Building Permits-Fee	23,668.18	12,898.38	23,644.57	70,000.00	34%
3222 Building Permits-Non Surcharge	0	1,934.75	2,837.56	0	0%
3224 Building Permits Surcharge	188.12	128.99	194.26	500	39%
3225 Animal licenses	990	650	770	1,500.00	51%
<b>Total Licenses and permits</b>	<b>26,083.80</b>	<b>17,337.12</b>	<b>29,321.39</b>	<b>75,500.00</b>	<b>39%</b>
<b>Intergovernmental revenue</b>					
3342 Fire Dept-State Wildland Grant	0	0	0	25,000.00	0%
3356 Class C" road allotment"	36,141.72	14,419.51	54,865.36	80,000.00	69%
3358 Liquor control profits	1,171.17	0	697.45	1,100.00	63%
3370 State Grants	0	0	0	20,000.00	0%
<b>Total Intergovernmental revenue</b>	<b>37,312.89</b>	<b>14,419.51</b>	<b>55,562.81</b>	<b>126,100.00</b>	<b>44%</b>
<b>Charges for services</b>					
3410 Clerical services	11,275.00	0	21.25	0	0%
3415 SSD Payroll Services	24,232.00	0	0	0	0%
3416 Other Interdepartmental Charges	0	0	4,902.50	22,094.00	22%
3420 Fire Department Contracts	0	0	300	109,500.00	0%
3431 Zoning and subdivision fees	16,455.00	13,700.00	24,128.50	8,000.00	302%
3440 Solid waste	23,836.50	3,525.00	24,661.19	46,500.00	53%
3441 Storm Drainage	20,675.28	3,108.07	22,095.72	29,500.00	75%
3461 GRAMA requests	36.25	0	0	50	0%
3470 Park and recreation fees	40	0	0	50	0%
3615 Late charges	24041.05	-8.53	198.47	11,500.00	2%
<b>Total Charges for services</b>	<b>120,591.08</b>	<b>20,324.54</b>	<b>76,307.63</b>	<b>227,194.00</b>	<b>34%</b>
<b>Fines and forfeitures</b>					
3510 Fines	2957.65	1189.53	2535.97	4,000.00	63%
<b>Total Fines and forfeitures</b>	<b>2,957.65</b>	<b>1,189.53</b>	<b>2,535.97</b>	<b>4,000.00</b>	<b>63%</b>
<b>Interest</b>					
3610 Interest earnings	1310.54	72.96	986.55	1,500.00	66%
<b>Total Interest</b>	<b>1,310.54</b>	<b>72.96</b>	<b>986.55</b>	<b>1,500.00</b>	<b>66%</b>

<b>Miscellaneous revenue</b>					
3640 Sale of capital assets	0	0	600	0	0%
3670 Debt proceeds	77,000.00	0	0	0	0%
3690 Sundry revenue	1	0	0	0	0%
3692 Fire department fundraisers	0	0	128	5,000.00	3%
3697 Park department fundraisers	2	0	121.76	1,200.00	10%
3801.1 Impact fees - Fire	472	236	472	6,550.00	7%
3801.3 Impact fees - roadways	4,112.00	2,056.00	4,112.00	38,492.00	11%
3801.6 Impact fees - storm water	1,376.00	426.56	1,286.56	5,280.00	24%
3801.7 Impact fees - parks, trails, OS	1128	564	1128	18,130.00	6%
<b>Total Miscellaneous revenue</b>	<b>84,091.00</b>	<b>3,282.56</b>	<b>7,848.32</b>	<b>74,652.00</b>	<b>11%</b>
<b>Contributions and transfers</b>					
3802.7 Contributions - parks and recreation	554.75	0	100	0.00	0%
<b>Total Contributions and transfers</b>	<b>554.75</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0%</b>
<b>Total Revenue:</b>	<b>415,869.96</b>	<b>87,330.65</b>	<b>350,448.40</b>	<b>773,199.00</b>	<b>45%</b>
<b>Expenditures:</b>					
<b>General government</b>					
<b>Council</b>					
4111.110 Council Salaries and wages	9,000.00	600	5,310.99	13,465.00	39%
4111.130 Council Employee benefits	5,111.57	45.92	2,369.85	515	460%
4111.210 Council Travel Reimbursement	0	0	45.58	2,500.00	2%
4111.220 Council Training	0	0	790	1,500.00	53%
4111.610 Council Donations and discretionary s	514.77	0	0	2,000.00	0%
<b>Total Council</b>	<b>14,626.34</b>	<b>645.92</b>	<b>8,516.42</b>	<b>19,980.00</b>	<b>43%</b>
<b>Administrative</b>					
4141.110 Admin Salaries and wages	48,755.39	8,909.00	43,464.01	71,100.00	61%
4141.130 Admin Employee benefits	12,392.25	681.54	3,400.83	8,126.00	42%
4141.140 Admin Employee Retirement - GASB 6	4,167.84	0	388.83	0	0%
4141.210 Admin Dues, subs & memberships	355.24	0	646.92	500	129%
4141.220 Admin Public notices	808.68	52.36	724.46	1,200.00	60%
4141.230 Admin Clerk training	0	450	763.64	500	153%
4141.231 Admin PlanComm Training	0	0	0	500	0%
4141.240 Admin Office supplies	2,942.69	280.22	2,726.78	5,000.00	55%
4141.250 Admin Equipment maintenance	1,873.83	114.8	3,865.12	2,500.00	155%
4141.260 Admin Building & ground maintenance	2,026.50	0	1,026.61	2,500.00	41%
4141.270 Admin Utilities	2,038.19	476.24	3,636.86	3,000.00	121%
4141.280 Admin Telephone and Internet	1,736.72	782.85	12,404.14	3,000.00	413%
4141.290 Admin Postage	470.44	0	1,455.25	800	182%
4141.320 Admin Engineering/Professional Fees	23,370.00	125	-17,239.95	46,400.00	-37%
4141.330 Admin Legal fees	10,783.87	100	2,580.00	10,000.00	26%
4141.331 Admin Assessment legal fees	6.1	0	0	0	0%
4141.340 Admin Accounting	6,616.27	0	12,868.13	27,500.00	47%
4141.350 Building Inspector Fees	0	4,912.38	13,856.28	0	0%
4141.360 Admin Education-general	505	0	0	1,500.00	0%
4141.390 Admin Bank service charges	1,424.79	129.98	2,180.38	1,500.00	145%
4141.410 Admin Insurance	10,778.55	0	8,480.24	11,000.00	77%
4141.490 Admin Travel reimbursements	2,841.64	0	32.86	1,500.00	2%
4141.500 Admin Weed abatement	0	0	386.99	1,000.00	39%
4141.740 Admin Capital outlay	2,067.89	0	1,060.00	40,000.00	3%

4170 Elections	1884.99	0	0	2,000.00	0%
<b>Total Administrative</b>	<b>137,846.87</b>	<b>17,014.37</b>	<b>98,708.38</b>	<b>241,126.00</b>	<b>41%</b>
<b>Total General government</b>	<b>152,473.21</b>	<b>17,660.29</b>	<b>107,224.80</b>	<b>261,106.00</b>	<b>41%</b>
<b>Public safety</b>					
<b>Police</b>					
4210.110 Police Salaries & wages	6,030.00	0	1,080.00	18,720.00	6%
4210.130 Police Employee benefits	466.6	0	82.63	2,142.00	4%
4210.230 Police Travel & mileage	587.4	0	0	200	0%
4210.250 Police Expenditures	0	0	0	100	0%
4210.470 Police Building Permits	19,852.78	0	0	0	0%
4253.250 Animal Control Supplies	64.45	0	62.5	100.00	63%
<b>Total Police</b>	<b>27,001.23</b>	<b>0</b>	<b>1,225.13</b>	<b>21,262.00</b>	<b>6%</b>
<b>Fire</b>					
4220.110 Fire Salaries & wages	5,418.48	1,569.24	11,769.30	33,000.00	36%
4220.130 Fire Employee Benefits	330.5	120.06	910.65	3,775.00	24%
4220.140 Fire Contract Salaries & Wages	0	0	0	30,000.00	0%
4220.145 Fire Contract Benefits	0	0	0	2,450.00	0%
4220.150 Fire Contract Expense	0	0	0	4,500.00	0%
4220.210 Fire Dues, subscriptions & membershi	80	0	68.9	120	57%
4220.230 Fire Travel & mileage	0	0	27.52	0	0%
4220.240 Fire Office expenses	0	0	328.96	1,495.00	22%
4220.250 Fire Equipment maintenance & repair:	177	76.55	142.93	650	22%
4220.260 Fire Rent expense	0	0	0	720	0%
4220.360 Fire Training	230	0	575.16	1,800.00	32%
4220.450 Fire Small Equip/Supplies	869.73	0	295.47	520	57%
4220.460 Fire Supplies-Fundraisers	0	0	273.05	0	0%
4220.465 Fire Gear	0	0	891.33	9,400.00	9%
4220.560 Fire Equipment Fuel	490.54	131.02	1,031.07	1,500.00	69%
4220.740 Fire Capital outlay	0	0	304.5	25,000.00	1%
<b>Total Fire</b>	<b>7,596.25</b>	<b>1,896.87</b>	<b>16,618.84</b>	<b>114,930.00</b>	<b>14%</b>
<b>Total Public safety</b>	<b>34,597.48</b>	<b>1,896.87</b>	<b>17,843.97</b>	<b>136,192.00</b>	<b>13%</b>
<b>Highways and public improvements</b>					
<b>Highways</b>					
4410.110 Road Salaries and wages	9,885.24	0	789	7,500.00	11%
4410.130 Road Employee benefits	3,863.74	0	60.36	860	7%
4410.270 Road Flood damage	-9,950.00	0	438.25	1,000.00	44%
4410.450 Road Department Supplies	1,395.66	0	928.25	12,785.00	7%
4410.550 Road Equipment Maintenance	872.15	400.05	941.78	6,000.00	16%
4410.560 Road Equipment Fuel	92.98	0	964.66	1,500.00	64%
4410.740 Road Capital outlay	3,956.00	0	0	0	0%
4410.810 Road Principal	35,000.00	0	31,000.00	31,000.00	100%
4410.820 Road Interest	32,950.00	0	32,200.00	32,200.00	100%
4415.110 Public Works Salaries and wages	29,469.54	0	7,327.00	51,740.00	14%
4415.130 Public Works Employee benefits	8,696.25	0	571.97	18,100.00	3%
4415.140 Public Works Employee Retirement - C	3,755.30	0	0	11,400.00	0%
4415.450 Public Works Supplies	257.74	0	93.93	250	38%
4415.550 Public Works Equipment Maintenance	143.03	16.53	1,893.83	5,200.00	36%
4415.560 Public Works Equipment fuel	1,298.69	0	319.51	1,500.00	21%
4415.570 Public Works Travel Reimbursement	0	0	196.1	500	39%

4415.740 Public Works Capital Outlay	86046	0	3700	0.00	0%
<b>Total Highways</b>	<b>207,732.32</b>	<b>416.58</b>	<b>81,424.64</b>	<b>181,535.00</b>	<b>45%</b>
<b>Sanitation</b>					
4420.220 Solid Waste Postage	481.25	0	0	850	0%
4420.460 Solid Waste Service	20850.15	160	20441.8	39,500.00	52%
<b>Total Sanitation</b>	<b>21,331.40</b>	<b>160</b>	<b>20,441.80</b>	<b>40,350.00</b>	<b>51%</b>
<b>Total Highways and public improvements</b>	<b>229,063.72</b>	<b>576.58</b>	<b>101,866.44</b>	<b>221,885.00</b>	<b>46%</b>
<b>Parks, recreation, and public property</b>					
<b>Parks</b>					
4540.250 Park/Rec Department supplies	205.11	0	99.99	1,500.00	7%
4540.460 Park/Rec Community events supplies	1053.89	0	759.63	2,700.00	28%
<b>Total Parks</b>	<b>1,259.00</b>	<b>0</b>	<b>859.62</b>	<b>4,200.00</b>	<b>20%</b>
<b>Total Parks, recreation, and public property</b>	<b>1,259.00</b>	<b>0</b>	<b>859.62</b>	<b>4,200.00</b>	<b>20%</b>
<b>Debt service</b>					
4141.810 Debt service - principal	7,623.34	867.66	20,182.13	45,326.00	45%
4141.820 Debt service - interest	1149.34	254.49	4855.07	9,038.00	54%
<b>Total Debt service</b>	<b>8,772.68</b>	<b>1,122.15</b>	<b>25,037.20</b>	<b>54,364.00</b>	<b>46%</b>
<b>Transfers</b>					
4810 Transfer to capital projects	0	0	0	25,000.00	0%
4811 Transfer to Fund Balance	0	0	0	72,952.00	0%
<b>Total Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,952.00</b>	<b>0%</b>
<b>Total Expenditures:</b>	<b>426,166.09</b>	<b>21,255.89</b>	<b>252,832.03</b>	<b>775,699.00</b>	<b>33%</b>

**Town of Apple Valley  
Check Register  
Checking - SBSU - 01/01/2019 to 01/31/2019**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
Washington County Solid Waste	4130	72392	12/31/2018	01/25/2019	3,259.10	Solid Waste Dec 299	104420.460 - Solid Waste Service
Durham Jones & Pinegar	4123	652600	01/09/2018	01/25/2019	1,986.00	Legal Counsel for BPW Resolution	104141.330 - Admin Legal fees
Washington County Treasurer HC	4131	2018 Q3-Q4	12/31/2018	01/25/2019	1,757.78	2018 Q3-Q4 HCP Fee Remittance	103223 - Building permit - HCP Valu
Gifford, Lance	4124	2019-002	01/23/2019	01/25/2019	1,632.39	2019-002 Inspector Fees	104141.350 - Building Inspector Fee
Gifford, Lance	4124	2018-031	01/23/2019	01/25/2019	1,433.48	2018-031 Inspector Fees	104141.350 - Building Inspector Fee
Gifford, Lance	4124	2019-001	01/09/2019	01/25/2019	1,268.33	2019-001 Inspector Fee	104141.350 - Building Inspector Fee
Blackburn Propane	4116	010467	12/31/2018	01/08/2019	884.87	450 gallons propane	104141.270 - Admin Utilities
Ford Motor Credit Company	ACH	010419	01/04/2019	01/04/2019	867.66	Jan19 Pmt	104141.810 - Debt service - principa
RDB Law, PC	4119	21	12/31/2018	01/08/2019	750.00	Dec Prosecutor	104141.330 - Admin Legal fees
Internal Revenue Service	ACH	PR120118-144	12/06/2018	01/10/2019	715.22	Social Security Tax	102221 - Accrued SS, MC & FWT p
Internal Revenue Service	ACH	PR121518-144	12/21/2018	01/10/2019	641.76	Social Security Tax	102221 - Accrued SS, MC & FWT p
Gifford, Lance	4124	2018-033	01/11/2019	01/25/2019	578.18	2018-033 Inspector Fees	104141.350 - Building Inspector Fee
South Central Communications	4113	010119	01/01/2019	01/08/2019	491.07	Dec18 Phone and Internet	104141.280 - Admin Telephone and
Blackburn Propane	4122	012274	01/23/2019	01/25/2019	476.24	297 gallons	104141.270 - Admin Utilities
Hinton, Burdick, Hall & Spilker, PL	4125	197086	12/31/2018	01/25/2019	450.00	Final Billing FY18 AUP	104141.340 - Admin Accounting
Southern Utah University	4128	012519	01/25/2019	01/25/2019	450.00	UMCA Institute	104141.230 - Admin Clerk training
Remedy Excavating LLC	4127	1857	11/01/2018	01/25/2019	300.00	Culvert cleaning on Apple Valley Dr	104410.270 - Road Flood damage
Internal Revenue Service	ACH	PR120118-144	12/06/2018	01/10/2019	292.38	Federal Income Tax	102221 - Accrued SS, MC & FWT p
Internal Revenue Service	ACH	PR121518-144	12/21/2018	01/10/2019	292.38	Federal Income Tax	102221 - Accrued SS, MC & FWT p
AT&T	4120	287282963359X	12/26/2018	01/09/2019	265.29	December Cell Phones	104141.280 - Admin Telephone and
Ford Motor Credit Company	ACH	010419	01/04/2019	01/04/2019	254.49	Jan19 Pmt	104141.820 - Debt service - interest
Revco Leasing	4112	518379	12/28/2018	01/08/2019	230.69	Printer - Jan lease pmt	104141.250 - Admin Equipment mai
Little Creek Station	4126	122718	12/27/2018	01/25/2019	208.58	Fuel for Case Grader	104410.560 - Road Equipment Fuel
Utah State Tax Commission	ACH	PR121518-326	12/21/2018	01/10/2019	200.53	State Income Tax	102222 - Accrued SWT payable
Utah State Tax Commission	ACH	PR120118-326	12/06/2018	01/10/2019	200.06	State Income Tax	102222 - Accrued SWT payable
Krugel, Alan	4118	777.010419	01/04/2019	01/08/2019	200.00	Deposit Refund: 777 - Krugel, Alan	102330 - Customer security deposit
Staples, Inc	CC	011619	01/16/2019	01/16/2019	196.97	Office Supplies	104141.240 - Admin Office supplies
Rocky Mountain Power	4117	DEC18	12/24/2018	01/08/2019	183.76	Nov26-Dec24 Usage	104141.270 - Admin Utilities
Internal Revenue Service	ACH	PR120118-144	12/06/2018	01/10/2019	167.32	Medicare Tax	102221 - Accrued SS, MC & FWT p
Arizona Strip Landfill Corporation	4121	518379	12/20/2018	01/25/2019	160.00	Gateway and Town Dumpsters	104420.460 - Solid Waste Service
Internal Revenue Service	ACH	PR121518-144	12/21/2018	01/10/2019	150.10	Medicare Tax	102221 - Accrued SS, MC & FWT p
Vercimak, Michael	4115	010119	01/01/2019	01/08/2019	125.00	Miles Mark Plat Review	104141.320 - Admin Engineering/Pr
XPress Bill Pay	ACH	010319	01/03/2019	01/03/2019	114.80	Xpress Monthly Support	104141.250 - Admin Equipment mai
Utah State Tax Commission	ACH	PR100618-326	10/09/2018	01/10/2019	98.65	State Income Tax	102222 - Accrued SWT payable
Little Creek Station	4126	122818	12/28/2018	01/25/2019	95.00	Fuel for tractor	104410.560 - Road Equipment Fuel
Utah State Tax Commission	ACH	PR110318-326	11/06/2018	01/10/2019	87.68	State Income Tax	102222 - Accrued SWT payable
Utah State Tax Commission	ACH	PR111718-326	11/17/2018	01/10/2019	85.56	State Income Tax	102222 - Accrued SWT payable
Little Creek Station	4126	120618	12/06/2018	01/25/2019	84.01	Travel fuel for Richfield training	104220.560 - Fire Equipment Fuel
Little Creek Station	4126	122018	12/20/2018	01/25/2019	70.06	Fuel for Case Grader	104410.560 - Road Equipment Fuel
Amazon.com	CC	011019	01/10/2019	01/10/2019	61.99	Michelle Keyboard Tray	104141.240 - Admin Office supplies
The Spectrum	4129	3337887	01/15/2019	01/25/2019	52.36	3337887	104141.220 - Admin Public notices
Utah State Tax Commission	ACH	PR102018-326	10/22/2018	01/10/2019	50.74	State Income Tax	102222 - Accrued SWT payable
Little Creek Station	4126	122118	12/21/2018	01/25/2019	50.00	Brush truck 1912	104220.560 - Fire Equipment Fuel
Utah State Tax Commission	ACH	PR102018-326	10/23/2018	01/10/2019	40.07	State Income Tax	102222 - Accrued SWT payable
Utah State Tax Commission	ACH	PR092218-326	10/09/2018	01/10/2019	31.48	State Income Tax	102222 - Accrued SWT payable
Utah State Tax Commission	ACH	PR100618-326	10/03/2018	01/10/2019	31.48	State Income Tax	102222 - Accrued SWT payable
Dropbox	CC	XC01182019-19	01/18/2019	01/18/2019	21.26	Upload audio files for Municode	104141.240 - Admin Office supplies
EasyDNS	CC	XC01232019-19	01/23/2019	01/23/2019	20.11	Website domain reg	104141.280 - Admin Telephone and

**Town of Apple Valley  
Check Register  
Checking - SBSU - 01/01/2019 to 01/31/2019**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>
Steamroller Copies	4114	318675	12/19/2018	01/08/2019	16.80	Printing services	104141.240 - Admin Office supplies
Home Depot	CC	XC01302019-13	01/30/2019	01/30/2019	9.20	Dump truck repairs	104415.550 - Public Works Equipme
Tink's Superior Auto Parts	CC	XC01302019-71	01/30/2019	01/30/2019	7.33	Dump truck battery cables	104415.550 - Public Works Equipme
Ooma	CC	013018	01/30/2019	01/30/2019	6.35	VOIP Service Jan	104141.280 - Admin Telephone and
Little Creek Station	4126	123118	12/31/2018	01/25/2019	-10.16	December Discount	104410.560 - Road Equipment Fuel
					<b>\$22,094.40</b>		